



Unit UCJ4, 38-40 Upper Clapton Road, London, E5 8BQ

Ground Floor industrial space situated in the the heart of
Hackney

- Excellent transport amenities nearby.
- Units offered in shell condition, allowing tenants to design their space to meet specific needs.
- Unique Versatile Space: Ideal for offices or creative workspaces, catering to a variety of professional needs.
- Loading yard situated on the side of the unit.

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,997 sq ft
Rent	£50,000 per annum
Business Rates	Business rates to be confirmed
Service Charge	Service Charge to be confirmed
VAT	Applicable
EPC Rating	E

Description

This ground-floor property comprises 1,997 sq ft of space. It is accessed from the side of 38–40 Upper Clapton Road via iron gates leading into a shared yard. The unit can be entered either through shutters or a rear side door.

Inside, the premises offer an open-plan layout, along with a private room and WC facilities located at the rear. The property will be delivered in shell condition, allowing incoming tenants the freedom to fit out and customise the space to suit their needs.

Location

The units are situated in London Borough of Hackney and lies approximately 6 miles northeast of Central London. The area is well-connected with several nearby train stations, including Clapton, Rectory Road, Stoke Newington, and Hackney Downs, all served by the London Overground, offering convenient access into central London. Clapton Train Station is just a 3-minute walk away (0.1 miles), and numerous bus routes in the vicinity provide further connections to both north and central London.

Accommodation

The accommodation comprises the following areas:

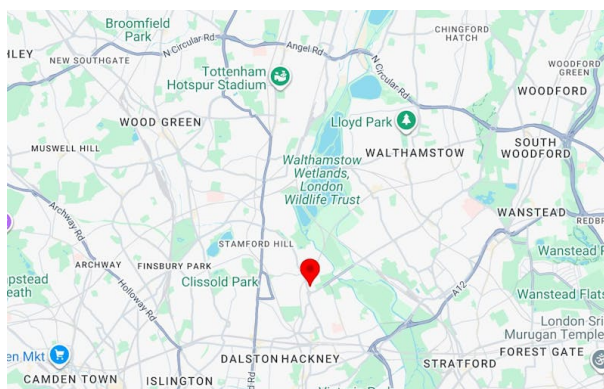
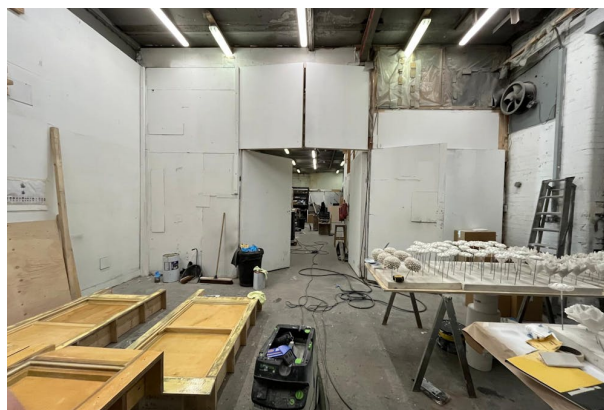
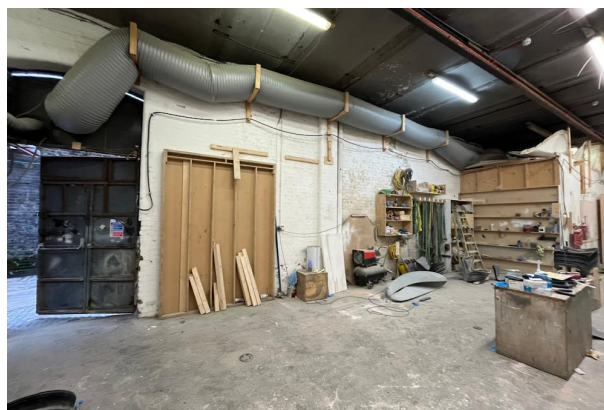
Name	sq ft	sq m	Availability
Ground	1,997	185.53	Available
Total	1,997	185.53	

Terms

A new FRI lease directly from the landlord will be available for a term to be agreed

Legal fees

Each party to bear their own legal costs incurred in this transaction.



Viewing & Further Information

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