

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

OFFICES AVAILABLE ON FLEXIBLE TERMS

**FIRST FLOOR
6-8 LOWER CLAPTON ROAD
LONDON
E5 0PD**

NET INTERNAL AREA: 1,308 SQ.FT / 121.55 M²



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- **LIFT ACCESS AVAILABLE TO FIRST FLOOR**
- **COMMUNAL GARDEN AREA FOR OCCUPIERS**
- **PROMINENT LOCATION CLOSE TO LOCAL AMENITIES**
- **FLEXIBLE TERMS AVAILABLE**

SUMMARY: Small office suite close to Clapton Square, Hackney Central and popular local east London amenities.

LOCATION: The property is located on Lower Clapton Road close to the junction with Homerton High Street. To the south, less than half a mile away, is Hackney Central Station which provides access onto the Overground and TFL Rail lines into Stratford and Liverpool Street. Bus routes also serve Lower Clapton Route to access much of east London. Clapton Park is across the road to the office and there are many café's, national retailers and Hackney Walk's outlet centre all within walking distance.

AVAILABILITY: 6-8 Lower Clapton Road is a prominent period building with a communal entrance on the ground floor. The subject office suite is located on the first floor either through a staircase or lift access. The offices offer mainly open plan space with some separated rooms with suspended ceiling, light fittings, gas central heating, natural light on both sides, and data points placed around the perimeter.

There is a communal WC / Washroom located on the first floor with fitted kitchen within the office space. There is also access to a communal garden area.



ACCOMMODATION

DESCRIPTION	SIZE
First Floor Office (1)	1,308 SQ.FT / 121.55 M ²

LEASE: A new lease for a term to be agreed

RENT: £32,500 per annum exclusive

LEGAL COSTS: Each party to bear their own legal costs with the tenant entering into an agreement to provide an undertaking for abortive costs if they withdraw from the transaction after instructing solicitors.

BUSINESS RATES: Rateable Value: £23,750. Rates payable approximately £11,850pa although we recommend any ingoing tenant make their own enquiries to the local authority.

SERVICE CHARGE: Approximately £9 psf to include electricity, water, gas and insurance.

EPC: B - 49

VIEWING: Strictly with the joint sole agents

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