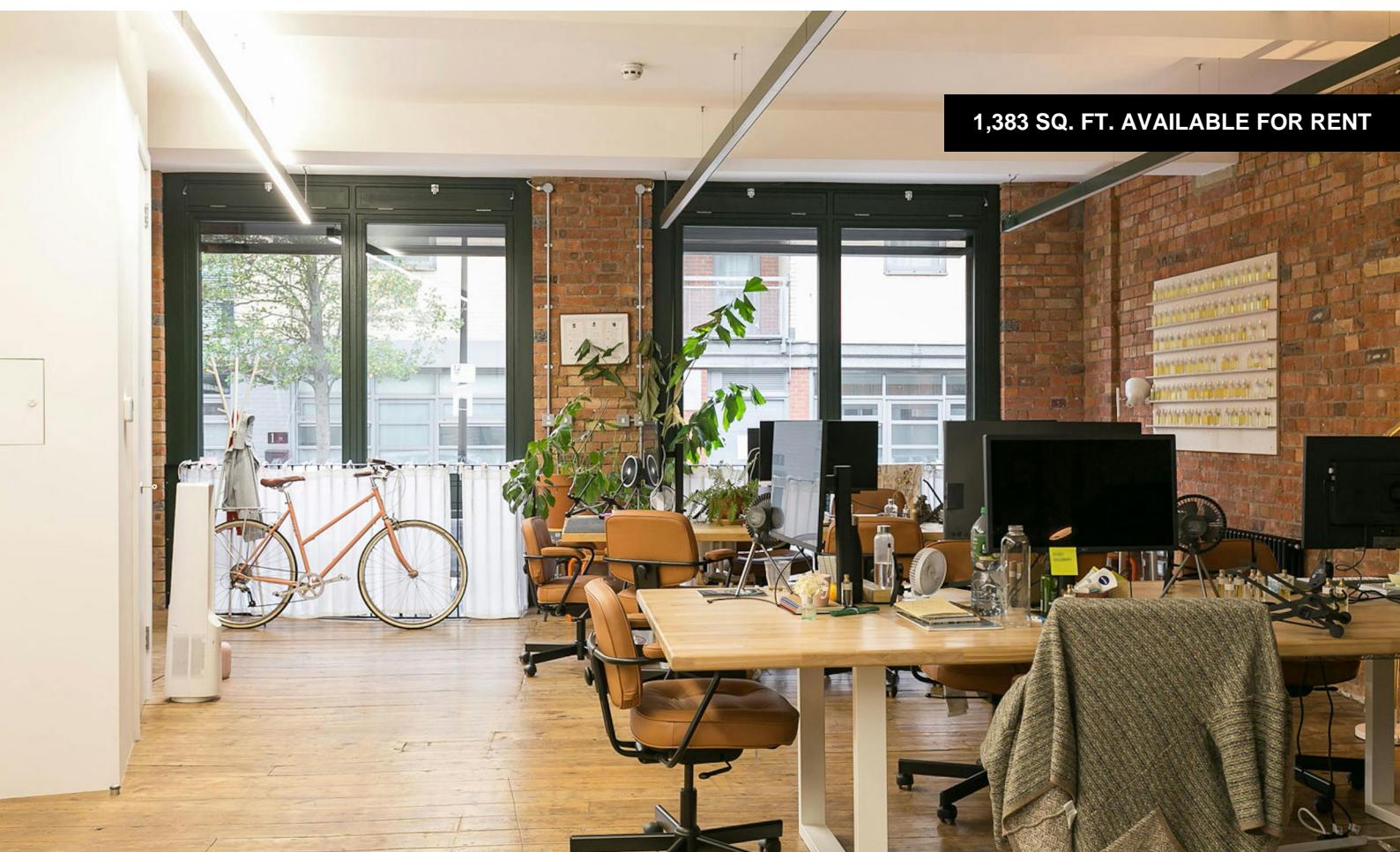


**1,383 SQ. FT. AVAILABLE FOR RENT**

## 6 Durham Yard

Bethnal Green, London, E2 6QF

**1,383 sq. ft. Refurbished self-contained duplex business unit with own entrance from within a quiet courtyard in Bethnal Green, London E2**

**1,383 sq ft**  
(128.48 sq m)

- Self contained
- Private shower
- Courtyard setting
- Cycle parking
- 3 Meeting Rooms

# 6 Durham Yard, Bethnal Green, London, E2 6QF

## Summary

|                |   |
|----------------|---|
| Available Size | 1,383 sq ft   |
| Rent           | £37,500 per annum per annum exclusive (+VAT)                      |
| Rates Payable  | £15,344.25 per annum  |
| Rateable Value | £30,750   |
| Service Charge | £3,375 per annum<br>Including contribution to buildings insurance |
| VAT            | Applicable  |
| Legal Fees     | Each party to bear their own costs                                |
| EPC Rating     | C (51)  |

## Description

This self contained ground floor and lower ground floor has been created following the refurbishment of an end of terrace Victorian warehouse building. Exposed brick work walls and wooden floors have been retained. The unit benefits from abundant natural light from Teesdale Street and Durham Yard. The unit benefits from its own secure entrance from Durham Yard. The accommodation is split between Ground Floor and Lower Ground floors with a feature steel staircase linking the two floors. The Ground Floor provides a Disabled Toilet with additional high level storage. The Lower Ground Floor provides a kitchen, shower, additional toilet and meeting rooms.

## Location

The building is located on the West side of Teesdale Street, just to the North of the junction with Old Bethnal Green Road. This popular mixed-use area is close to Brick Lane, Shoreditch, Columbia Road and Broadway Market and London Fields. The unit's entrance is in the 'Durham Yard' cluster of creative businesses. Cambridge Heath Station and Bethnal Green Tube Station (Central Line) are both with a short walk away and the area is also well-served by numerous bus routes on Bethnal Green Road and Hackney Road.

## Specification

Retained warehouse features

Additional storage

Secure entrance and security shutters to front elevation

Great natural light

Private shower

Kitchen

Gas central heating

Cycle parking

## Terms

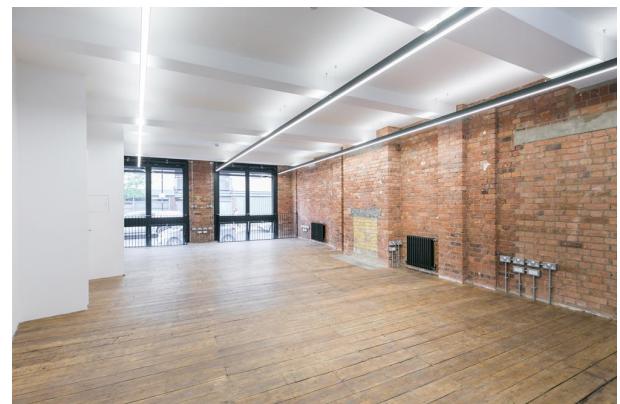
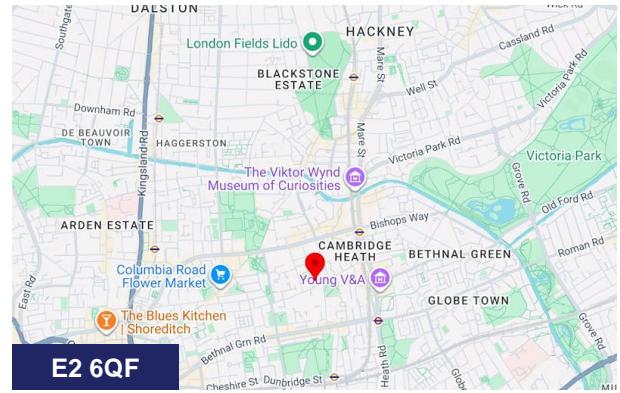
A new effective full repairing and insuring lease outside the protective provisions of the Landlord & Tenant Act for a term to be agreed.

## Initial Rent

£37,500 per annum exclusive (+VAT).

## Business Rates

On the Valuation Office Agency website the Rateable Value is listed at £30,750. Business Rates payable are estimated at £15,344.25 per annum. Interested parties are advised to contact the London Borough of Tower Hamlets.



## Viewing & Further Information



**Michael Newell**

02077499476 | 07798764076  
michael@dominion.london



**Sandy Newell**

02077499472 | 07966455636  
sandy@dominion.london

**Joel Barnes (Strettons)**

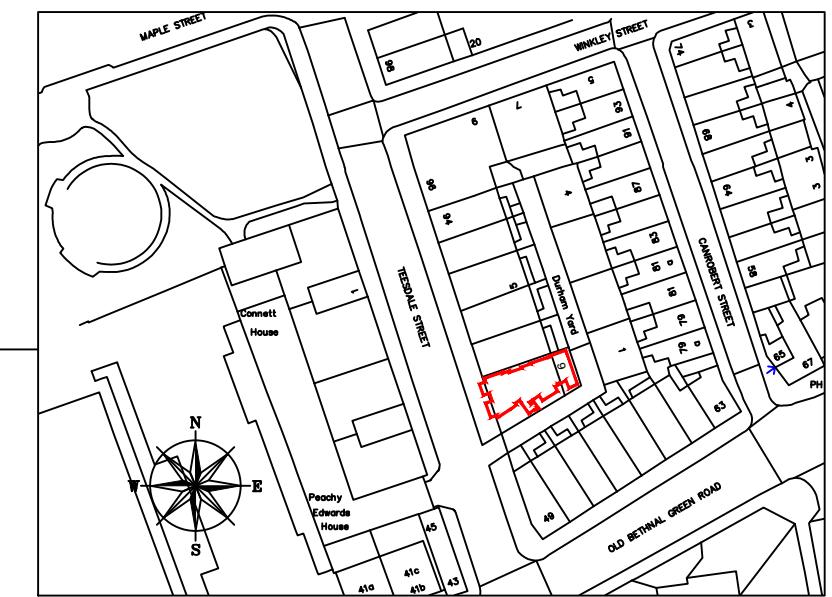
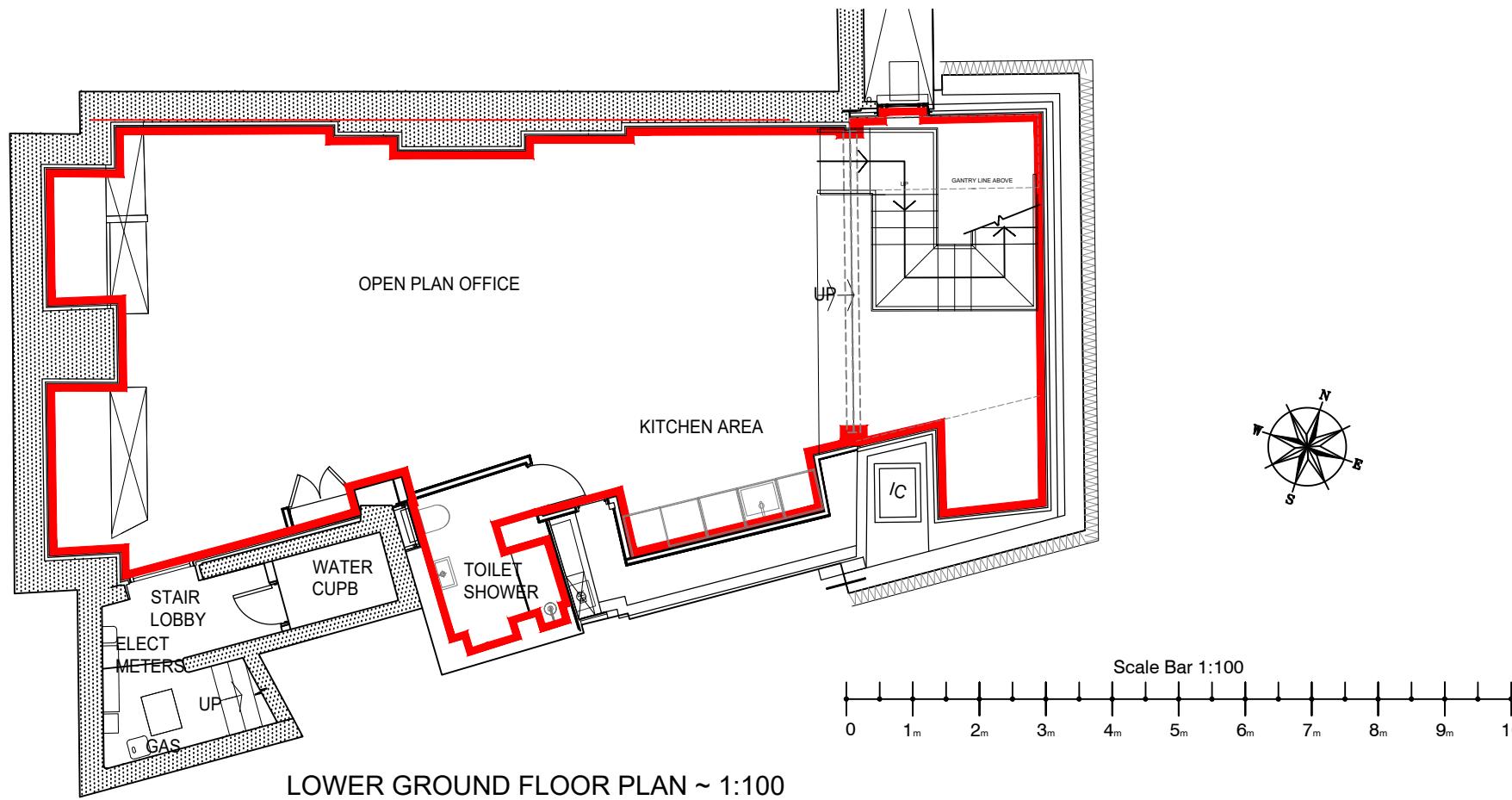
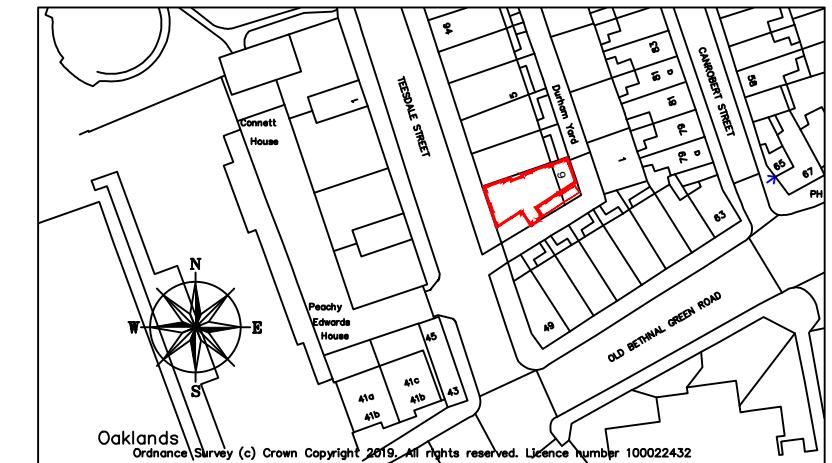
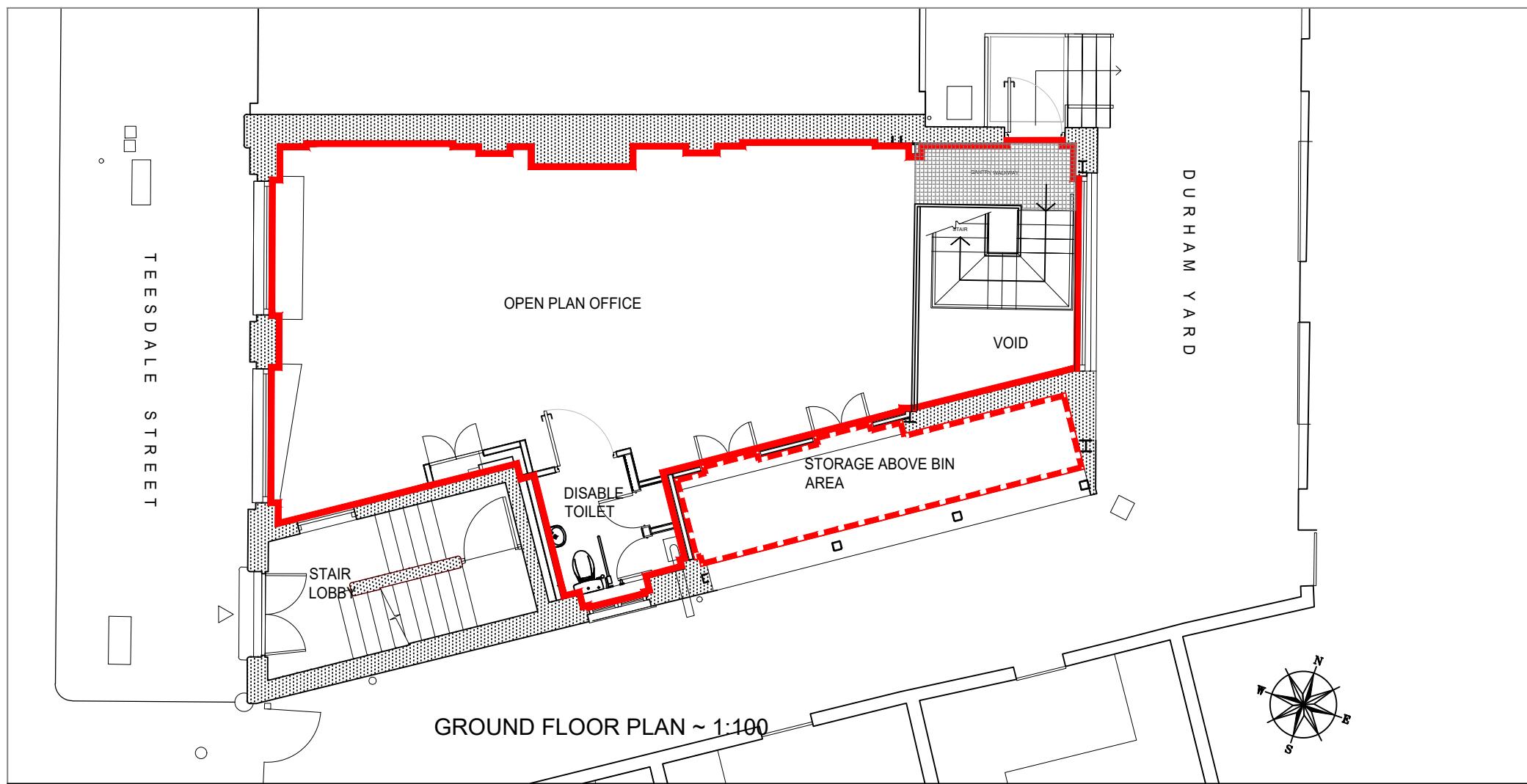
07974 625 109  
joel.barnes@strettons.co.uk

**Tom Schwier (Strettons)**

020 7614 0906 | 07583 037 559  
tom.schwier@strettons.co.uk

## **Service Charge**

The annual service charge for the unit is current running at £3,775 (+VAT) per annum including contribution to buildings insurance.



|  |  |
|--|--|
| Project: LOWER GROUND FLOOR AND GROUND FLOOR LEASE DEMISE PLAN |  |
| Address: 6 DURHAM YARD LONDON E2 6QF                           |  |
| Client: W. CUMBER & SON (THEALE) LIMITED                       |  |
| Title: EXISTING LOWER GROUND AND GROUND FLOOR PLAN             |  |
| No. Date Revision  |  |
| Scale: 1:100 & 1:1250 @ A3                                     |  |
| Date: 24 / 07 / 2020   |  |
| DWG No: 0 / 6798 / 19 - 01                                     |  |
| CAD Ref: lowerground/groundfloorplan                           |  |
| Drawn: FSG   |  |

**Lewis Berkeley**

92 BANNER STREET  
LONDON EC1Y 8JU  
Tel: 020 7491 3198 Fax 020 7491 4488  
email: admin@lewisberkeley.co.uk