



Units 6 + 11, 5 Durham Yard

London, E2 6QF

Quirky townhouse office in Bethnal Green

2,295 sq ft
(213.21 sq m)

- Refurbished period warehouse space
- Sound proofed meeting rooms
- Kitchen and staff break-out area
- Bright double aspect space
- Part comfort cooling

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Summary

| | |
|-----------------------|--|
| Available Size | 2,295 sq ft |
| Rent | £55,000 per annum |
| Rates Payable | £19,764 per annum based on 2026 valuation |
| Rateable Value | £45,750 |
| Service Charge | £12,222 per annum Inclusive of contribution to Building Insurance |
| VAT | Not applicable |
| EPC Rating | E (125) |

Description

This self-contained Victorian terraced warehouse office provides space over three floors. The unit benefits from abundant natural light two aspects. The unit benefits from its own secure entrance from Teesdale Street. The accommodation is split between Lower Ground Floor, Ground Floor and 1st floor with a feature staircase linking the floors.

Location

The building is located on Teesdale Street with rear to Durham Yard. This popular mixed-use area is close to Brick Lane, Shoreditch, Columbia Road and Broadway Market and London Fields. 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.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Lower Ground | 1,151 | 106.93 | Available |
| Ground | 544 | 50.54 | Available |
| 1st | 600 | 55.74 | Available |
| Total | 2,295 | 213.21 | |

Terms

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

Initial Rent

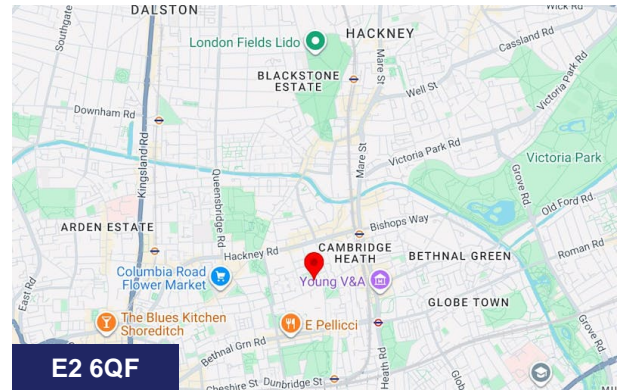
£55,000 per annum exclusive (No VAT).

Business Rates

On the Valuation Office Agency website the 2026 Rateable Value is listed at £45,750 (two assessments combined). Rates payable for 1st April 2026 to 31st March 2027 are estimated at £19,764 per annum. Interested parties are advised to contact the London Borough of Tower Hamlets.

Service Charge

The current service charge including contribution to buildings insurance and a sinking fund is running at £12,222 per annum.

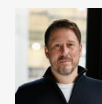


Viewing & Further Information



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