



Unit 7, 5 Durham Yard

Bethnal Green, London, E2 6QF

Great warehouse studio space in creative building in Bethnal Green

650 sq ft
(60.39 sq m)

- Great natural light
- Great ceiling height
- Shared courtyard
- Cycle parking
- Showers

Unit 7, 5 Durham Yard, Bethnal Green, London, E2 6QF

Summary

Available Size	650 sq ft
Rent	£20,000 per annum
Rates Payable	£7,452 per annum Based on 2026 valuation
Rateable Value	£17,250
Service Charge	£3,320 per annum Inclusive of contribution to buildings insurance and sinking fund
VAT	Not applicable
EPC Rating	E (125)

Description

The available unit is on the first floor of a refurbished warehouse building. This bright space benefits from a good ceiling height and large windows onto Teesdale Street. Shared toilet and kitchen facilities are available on the floor. Showers are located by the ground floor lobby and cycle parking is available in the shared Durham Yard courtyard.

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.

Accommodation

Name	sq ft	sq m	Availability
1st - Unit 7	650	60.39	Available

Terms

A new effective full repairing lease outside the protective provisions of the Landlord & Tenant Act.

Initial Rent

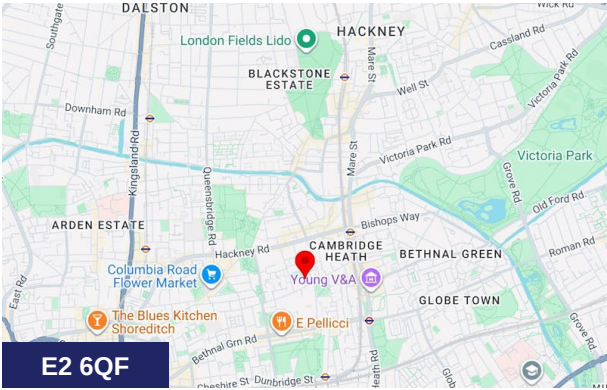
£20,000 per annum exclusive NO VAT

Business Rates

On the Valuation Office Agency website the April 2026 Rateable Value is listed at £17,250. Notional Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £7,452 before any applicable reliefs. Interested parties are advised to contact the London Borough of Tower Hamlets for their own confirmation.

Service Charge

The current service charge including contribution to buildings insurance and a sinking fund is running at £3,320 per annum.



Viewing & Further Information



Michael Newell
02077499476 | 07798764076
michael@dominion.london



Sandy Newell
02077499472 | 07966455636
sandy@dominion.london