



Unit 12, 5 Durham Yard
Bethnal Green, London, E2 6QF

**Cracking loft studio space in
creative building in Bethnal
Green**

658 sq ft
(61.13 sq m)

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

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Summary

Available Size	658 sq ft
Rent	£21,000 per annum
Rates Payable	£6,112 per annum based on 2026 valuation
Rateable Value	£16,000
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 second floor of a refurbished warehouse building. The unit benefits from a high vaulted ceiling and 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.

Terms

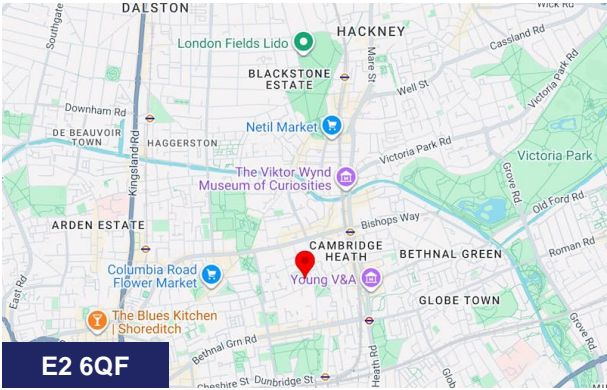
A new effective full repairing lease outside the protective provisions of the Landlord & Tenant Act.

Business Rates

On the Valuation Office Agency website the Rateable Value is listed at £16,000. We estimated the rates payable is £6,112 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 £3,320 per annum.



Viewing & Further Information



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