



6 Gilpin Road

London, E5 0HL

Ground floor Sui Generis commercial unit To Let in Clapton.

858 sq ft
(79.71 sq m)

- Available now
- New lease
- Easy access to Hackney Central, Dalston and the City of London
- Established residential neighbourhood
- Sui Generis use
- Flexible internal layout

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Summary

Available Size	858 sq ft
Rent	£8,000 per annum
Rateable Value	£9,400 Small Business Rates Relief discount will apply
Service Charge	No service charges. The tenant will be responsible for a fair proportion of the building insurance costs. The current annual contribution for the premises is £140.30, with the final amount to be confirmed as part of negotiations.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (118)

Description

A unique opportunity to occupy a ground floor Sui Generis commercial premises located on Gilpin Road, E5. The property offers an alternative commercial space suitable for a specialist operator. The accommodation provides a practical and functional layout, offering occupiers the flexibility to adapt the space to suit their individual business requirements. The premises benefit from direct access from the street and provide an excellent opportunity for a variety of operators looking for a dedicated commercial unit within an established neighbourhood setting.

Location

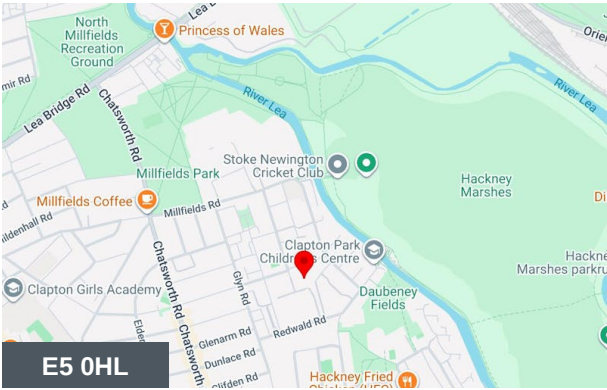
Gilpin Road is situated in the popular Clapton area of East London, within the London Borough of Hackney. The property benefits from its position within a predominantly residential neighbourhood, providing access to a strong local customer base and a well-established community.

The surrounding area offers a range of independent shops, cafés and everyday amenities, with popular destinations including Lower Clapton Road, Chatsworth Road and Mare Street located nearby. The area is well connected, with Clapton Station providing London Overground services into central London, while numerous bus routes provide convenient links towards Hackney Central, Stratford and the City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	858	79.71	Available
Total	858	79.71	



Viewing & Further Information

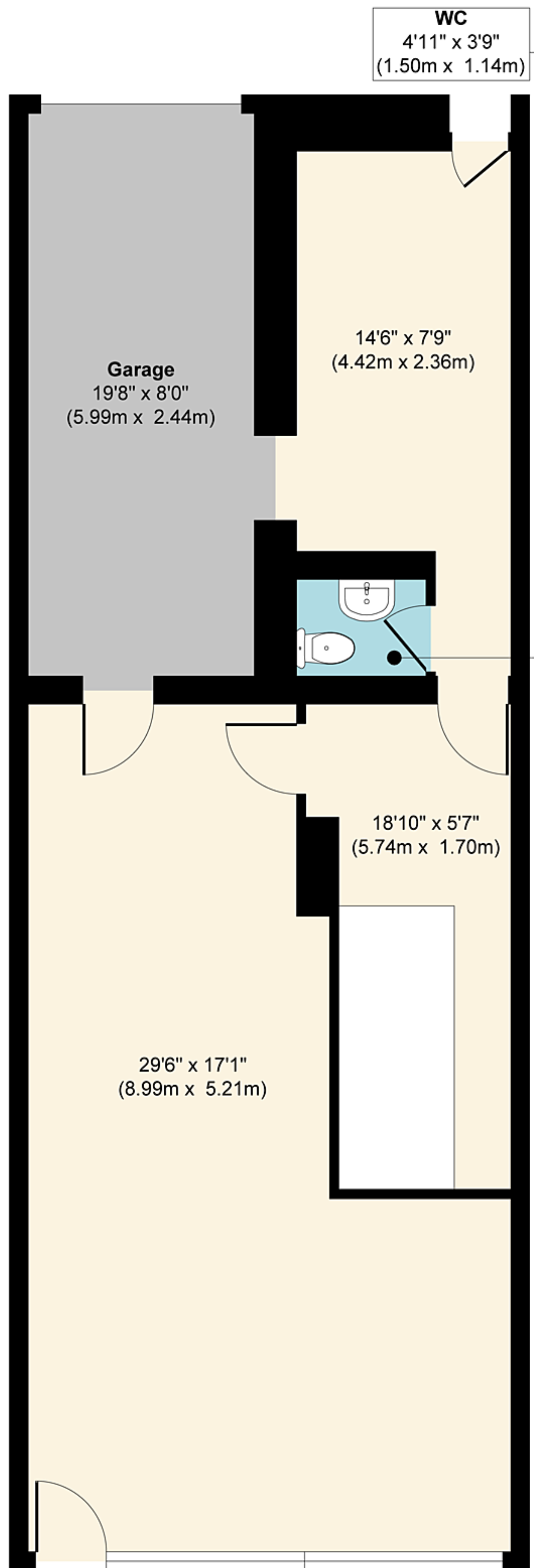


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Ground Floor

Approx. Gross Internal Floor Area 858 sq. ft / 79.71 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property