



Bankstock Building

42-44 De Beauvoir Crescent, London, N1 5SB

2nd floor office/studio space overlooking the canal in De Beauvoir For Sale/To Let

4,837 sq ft
(449.37 sq m)

- An abundance of natural light
- Production rooms
- Meeting rooms
- Kitchenette
- Shower
- Aircon

Bankstock Building, 42-44 De Beauvoir Crescent, London, N1 5SB

Summary

| | |
|----------------|------------------------------------|
| Available Size | 4,837 sq ft |
| Rent | £110,000 per annum |
| Price | £1,850,000 |
| Rates Payable | £79,920 per annum |
| Rateable Value | £144,000 |
| Service Charge | £8,055 per annum + VAT |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (51) |

Description

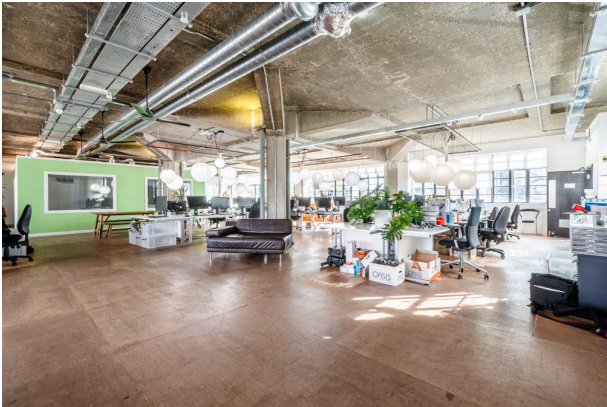
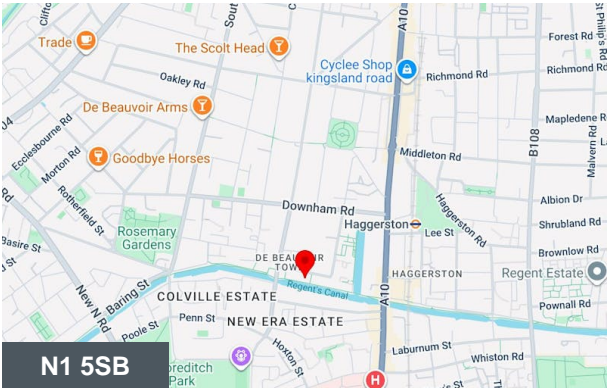
This 4,837 sq ft office/studio space extends across the second floor, overlooking the Regents Canal. The 2nd floor is accessible via stairs and a passenger lift, and the unit benefits from a kitchenette, shower, separate meeting rooms, production booths and an abundance of windows that let in lots of natural light.

Location

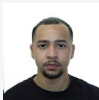
The second-floor office at 42–44 De Beauvoir Crescent is set in a sought-after canalside location, in the heart of De Beauvoir. This vibrant pocket of Hackney is home to a growing community of creative businesses, studios and entrepreneurs, all benefiting from the area’s distinctive mix of character and connectivity.

The property enjoys excellent transport links: Haggerston Overground Station is a 5-minute walk, while Dalston Junction and Dalston Kingsland are both around 12 minutes on foot. Old Street (Northern Line) can be reached in under 10 minutes by bus or cycle, providing fast access to the City and wider London.

The surrounding neighbourhood offers an abundance of cafés, independent shops and green spaces, creating a welcoming environment for both work and leisure. Combining a tranquil canalside setting with the energy of East London’s entrepreneurial scene, the space is perfectly positioned for businesses seeking both inspiration and convenience.



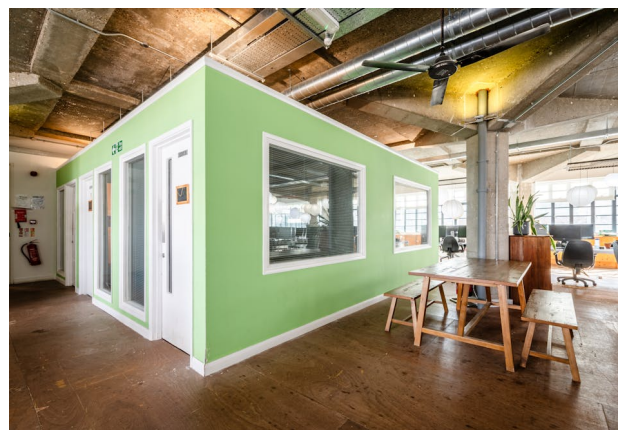
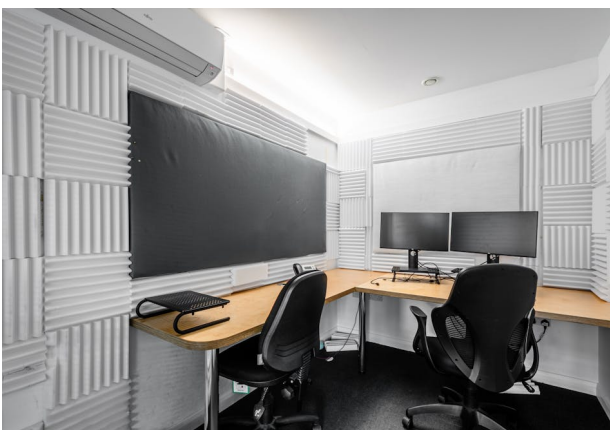
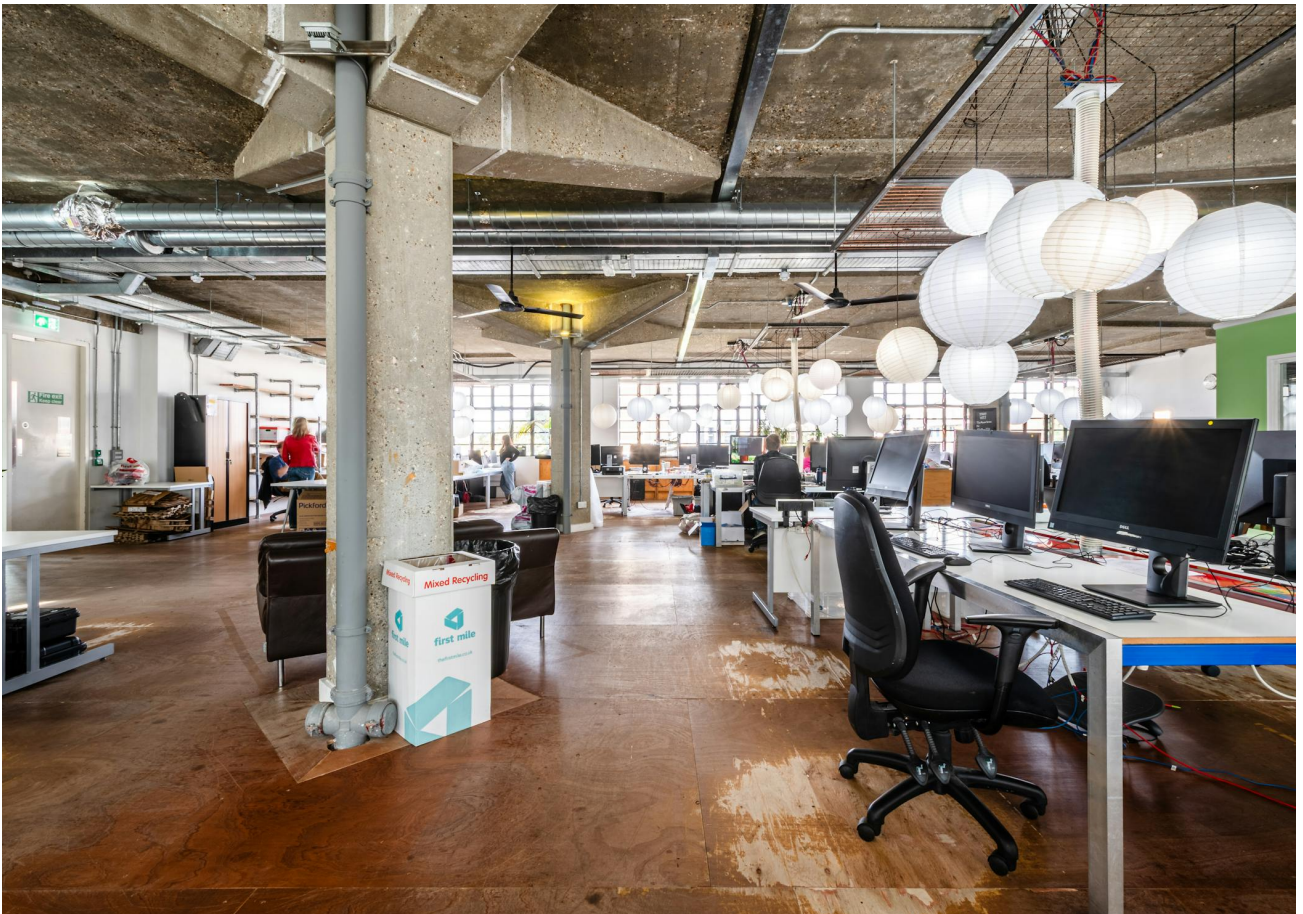
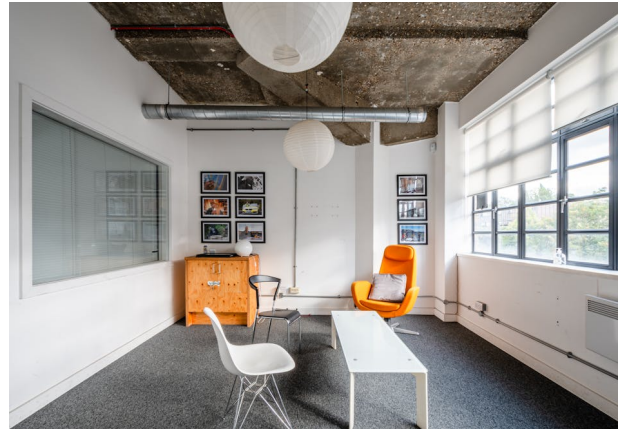
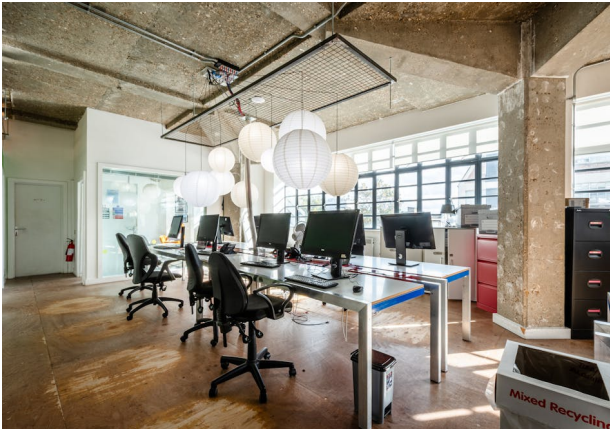
Viewing & Further Information



Quba Medford
020 7613 4044 | 07912883110
quba@fyfemcdade.com



George Sarantis
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Energy performance certificate (EPC)

SECOND FLOOR OFFICE
42-44 De Beauvoir Crescent
LONDON
N1 5SB

Energy rating

C

Valid until:

25 September 2035

Certificate number:

4434-5100-9522-8819-4461

Property type

Offices and Workshop Businesses

Total floor area

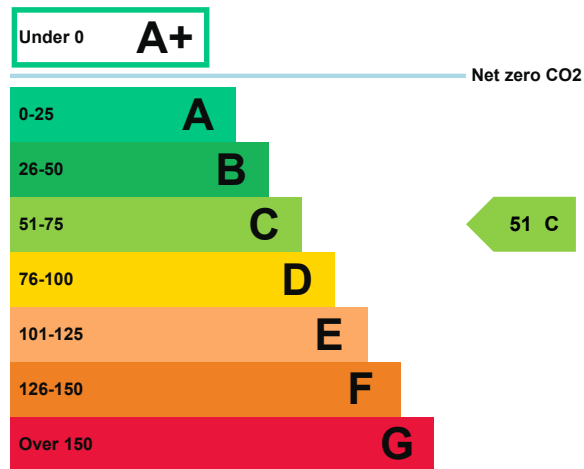
432 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

59 C

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 11.06 |
| Primary energy use (kWh/m ² per year) | 118 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0636-5705-0849-0327-4444\)](/energy-certificate/0636-5705-0849-0327-4444).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|-----------------|--|
| Assessor's name | Charles Barr |
| Telephone | 02084687583 |
| Email | chas@hapticepc.com |

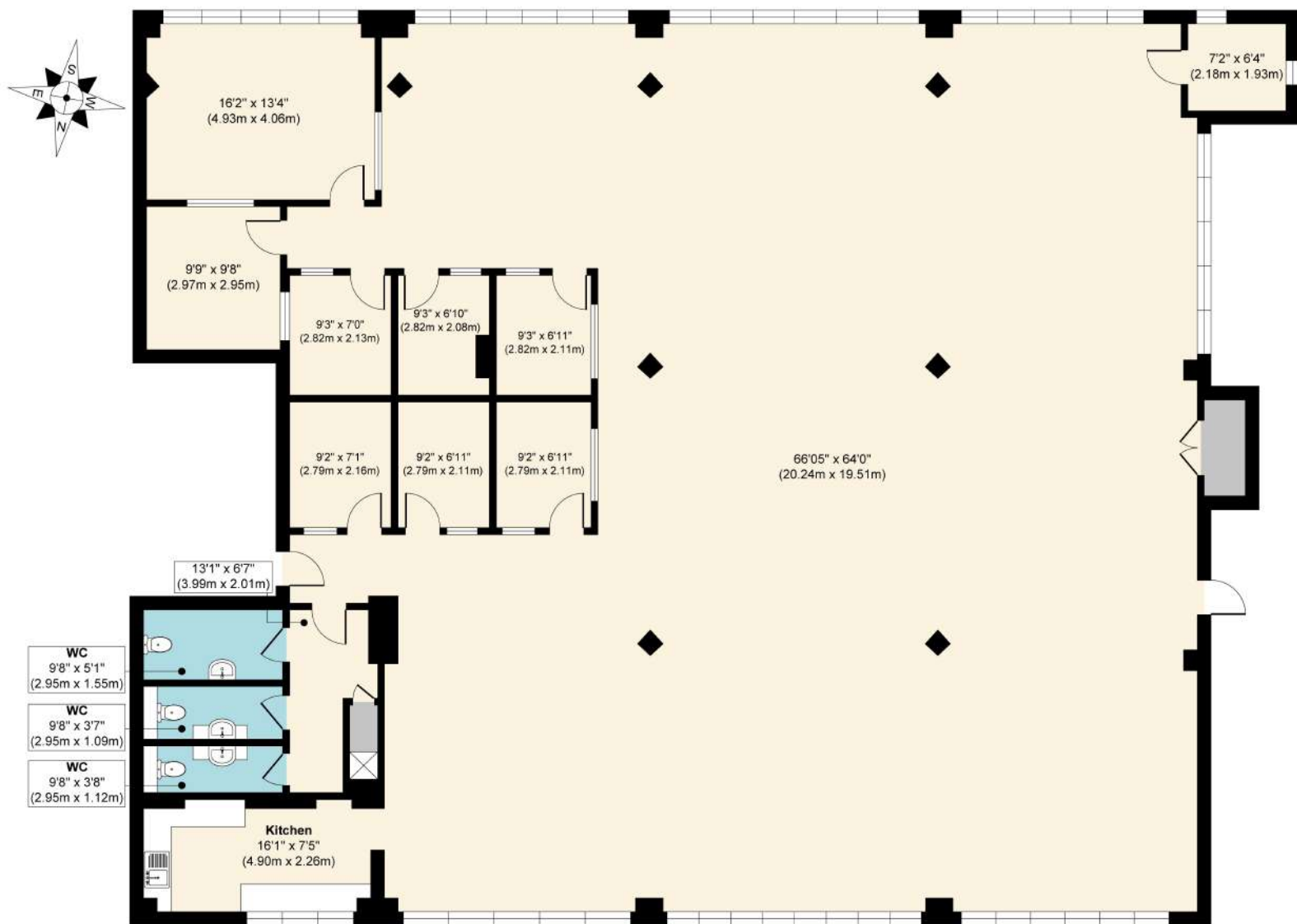
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/027468 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Haptic EPC Ltd |
| Employer address | 21-27 Lamb's Conduit Street, London, WC1N 3GS |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 22 September 2025 |
| Date of certificate | 26 September 2025 |



Second Floor

Approx. Gross Internal Floor Area 4837 sq. ft / 449.37 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