



8 Gilpin Road

London, E5 0HL

Ground floor Class E commercial unit To Let in Clapton.

795 sq ft
(73.86 sq m)

- Available now
- New lease
- Suitable for retail, office, showroom and service-based uses
- Close proximity to Clapton Overground Station
- Easy access to Hackney, Dalston and the City of London
- Strong local residential catchment

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Summary

Available Size	795 sq ft
Rent	£10,000 per annum
Rateable Value	£8,100 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 £153.30, with the final amount to be confirmed as part of negotiations.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A ground floor Class E commercial unit situated on Gilpin Road, E5, offering a flexible opportunity for a range of occupiers seeking a well-connected East London location. The premises provide adaptable accommodation suitable for retail, office, showroom, professional services, beauty, health and other commercial uses.

The property benefits from a practical layout with excellent scope for occupiers to configure the space to meet their individual requirements. The unit provides a prominent shop frontage with strong visibility from the street, offering excellent branding and signage opportunities.

Location

The property is located on Gilpin Road, E5, within the popular Clapton area of the London Borough of Hackney. The surrounding area is characterised by a strong local community, a diverse mix of independent businesses and a growing demand for quality commercial premises.

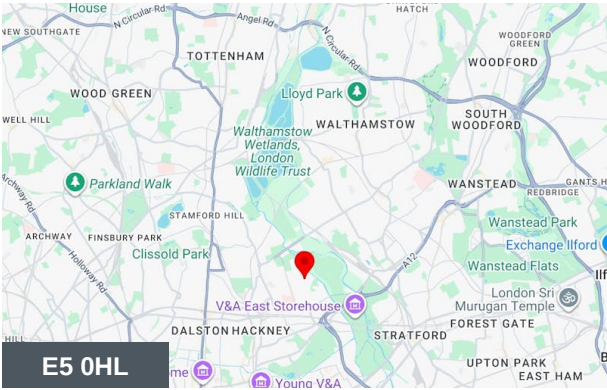
Gilpin Road benefits from its proximity to established commercial areas including Lower Clapton Road, Chatsworth Road and Mare Street, offering a variety of shops, cafés, restaurants and everyday amenities. The area continues to attract independent operators due to its strong residential population and excellent connectivity.

Transport links are convenient, with Clapton Station located nearby providing London Overground services into Liverpool Street, while numerous bus routes offer easy access to Hackney Central, Dalston, Stratford and the City of London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	795	73.86	Available
Total	795	73.86	



Viewing & Further Information

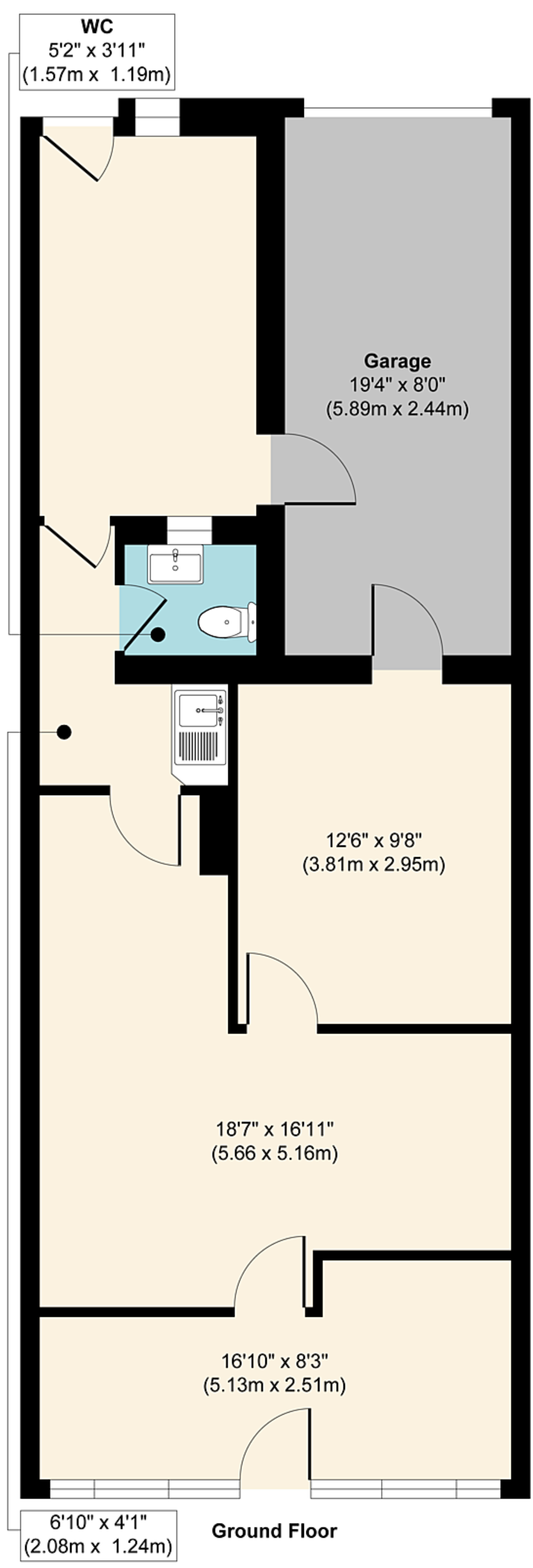


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Approx. Gross Internal Floor Area 795 sq. ft / 73.85 sq. m

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