



## 2 Durham Yard

Bethnal Green, London, E2 6QF

**Newly refurbished self-contained business unit with own entrance from within a quiet courtyard in Bethnal Green, London E2**

**1,104 sq ft**  
(102.56 sq m)

- Self contained duplex building
- Courtyard setting
- Cycle parking
- Exposed brickwork and painted wooden floors
- Comfort cooling / heating

# 2 Durham Yard, Bethnal Green, London, E2 6QF

## Summary

<b>Available Size</b>	1,104 sq ft
<b>Rent</b>	£36,000 per annum
<b>Rates Payable</b>	£11,016 per annum Based on 2026 Valuation
<b>Rateable Value</b>	£25,500
<b>Service Charge</b>	£1,459.86 per annum Including contribution to buildings insurance
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (117)

## Description

This self-contained Victorian terraced warehouse mews building is full of character with exposed brick work walls and some wooden floors have been retained. The unit benefits from abundant natural light two aspects. The unit benefits from its own secure entrance from Durham Yard. The accommodation is split between Ground Floor and 1st floor and internal wooden staircase linking the two floors.

## Location

The building is located on the east side of Durham Yard within a small terrace of Mews buildings just off 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 internal repairing and insuring lease outside the protective provisions of the Landlord & Tenant Act for a term to be agreed.

## Initial Rent

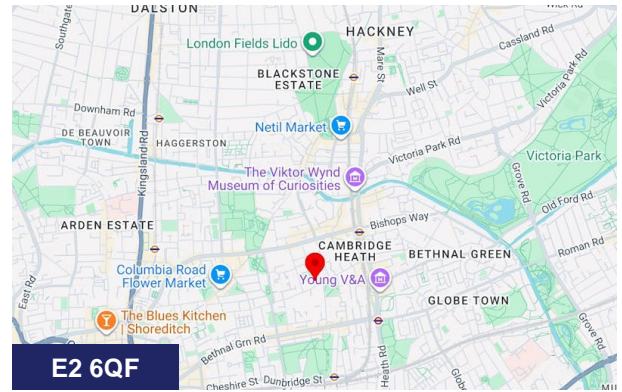
£36,000 per annum exclusive. (NO VAT).

## Business Rates

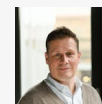
On the Valuation Office Agency website the 2026 Rateable Value is listed at £25,500. Rates payable for 1st April 2026 to 31st March 2027 are estimated at £11,061 per annum. Interested parties are advised to contact the London Borough of Tower Hamlets.

## Service Charge

The annual service charge for the unit is current running at £1,459.86 per annum including contribution to buildings insurance.

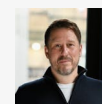


## Viewing & Further Information



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