



Unit 10, 5 Durham Yard
Bethnal Green, London, E2 6QF

**Great warehouse studio
space in creative building in
Bethnal Green**

220 sq ft
(20.44 sq m)

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

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Summary

Available Size	220 sq ft
Rent	£8,100 per annum
Rateable Value	£6,300 If the tenant qualifies for small business rates relief there will be no business rates to pay
Service Charge	£1,200 per annum Inclusive of contribution to buildings insurance and sinking fund
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (125)

Description

The available unit is on the second floor of a refurbished warehouse building. This bright space benefits from good ceiling height and large 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.

Accommodation

Name	sq ft	sq m	Availability
1st - Unit 10	220	20.44	Available

Terms

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

Initial Rent

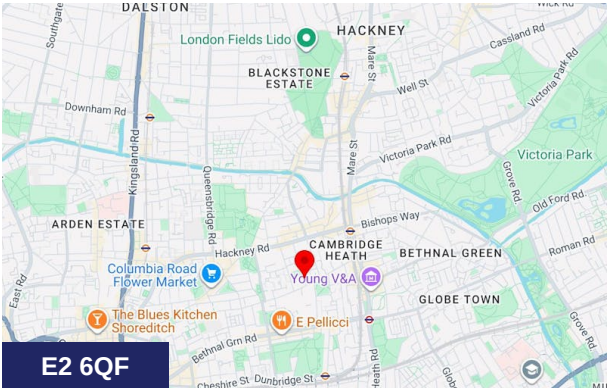
£8,100 per annum exclusive NO VAT

Business Rates

The Valuation Office Agency website lists the April 2026 Rateable Value at £6,300. If a tenant qualifies for Small Business Rates Relief there will be no business rates to pay. Interested parties are advised to contact the London Borough of Tower Hamlets for their own confirmation.

Service Charge

The current service charge including contribution to buildings insurance and a sinking fund is running at £1,200 per annum.



Viewing & Further Information



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