



Unit A,B,C, 38-40 Upper Clapton Road, London, E5 8BQ

Roadside frontage Retail/Office situated in East London

- Benefitting from a busy roadside frontage of Upper Clapton Road
- Unique Versatile Space: Ideal for offices, retail shops or creative workspaces, catering to a variety of professional needs
- Excellent transport amenities nearby
- The space can be rented together or separately

Unit A,B,C, 38-40 Upper Clapton Road, London, E5 8BQ

Summary

Available Size	1,003 to 2,605 sq ft
Rent	£30,000 - £90,000 per annum
Business Rates	Ratable Value to be confirmed upon enquiry
Service Charge	TBC
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

This ground floor property totals 2,605 sq ft and is divided into three sections, which can be rented separately or together. The rear section, Unit C, measures 1,076 sq ft and has been recently refurbished to provide a clean, modern workspace within a distinctive, character-filled setting. It includes a private office, open-plan work area, meeting room, kitchenette, and private toilet facilities. Units A and B, totaling 1,602 sq ft, comprise multiple office rooms, meeting rooms, and toilet facilities. The front of the property directly faces Upper Clapton Road, a busy high street with high footfall. This area is partially sectioned off and may be suitable for a variety of uses, including workspace or customer-facing operations. Both sections offer flexible layout options and can be combined to create a larger, versatile unit.

Location

The units are situated in London Borough of Hackney and lies approximately 6 miles northeast of Central London. The area is well-connected with several nearby train stations, including Clapton, Rectory Road, Stoke Newington, and Hackney Downs, all served by the London Overground, offering convenient access into central London. Clapton Train Station is just a 3-minute walk away (0.1 miles), and numerous bus routes in the vicinity provide further connections to both north and central London.

Accommodation

The accommodation comprises the following areas:

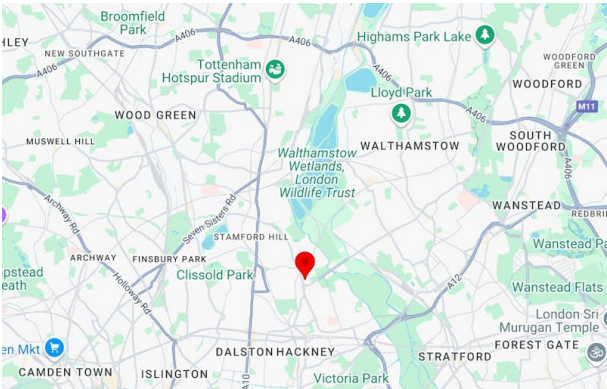
Name	sq ft	sq m	Availability
Ground - Unit A + B	1,602	148.83	Available
Ground - Unit C	1,003	93.18	Available
Total	2,605	242.01	

Terms

A new FRI lease directly from the landlord will be available for a term to be agreed

Legal fees

Each party to bear their own legal costs incurred in this transaction.



Viewing & Further Information

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