



## Unit 17, 38-40 Upper Clapton Road, London, E5 8BQ

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Dynamic office and creative workspaces situated in the heart of East London.

- Excellent transport amenities nearby.
- Characterful features including the original tram shed concrete floors and exposed brickwork, adding a unique charm to the property.
- Unique Versatile Space: Ideal for offices or creative workspaces, catering to a variety of professional needs.
- Units offered in shell condition, allowing tenants to design their space to meet specific needs.

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## Summary

Available Size	1,200 sq ft
Rent	£38,000 per annum
Rates Payable	£10,978 per annum We recommend any ingoing tenant make further enquiries to the local authority
Rateable Value	£22,000
Service Charge	£2,500 per annum This is a approximate figure for 2025
VAT	Applicable
EPC Rating	D

## Description

The Tram Depot is a vibrant collection of workshops, photo studios, and event spaces located in Clapton, East London. Retaining its original charm, the property features original tram shed concrete floors and exposed brickwork that enhance its character. Each unit features a variety of windows, including standard and skylight designs, allowing for an abundance of natural light to fill the space. Conveniently located throughout the building are communal toilets, and several shared areas that are adorned with lush greenery and modern furnishings, creating a relaxed and inviting atmosphere. Each unit is offered in shell condition, giving incoming tenants the flexibility to customize their space to suit their specific needs. This unique property presents an excellent opportunity for creatives and businesses seeking a versatile and inspiring work environment. T

## Location

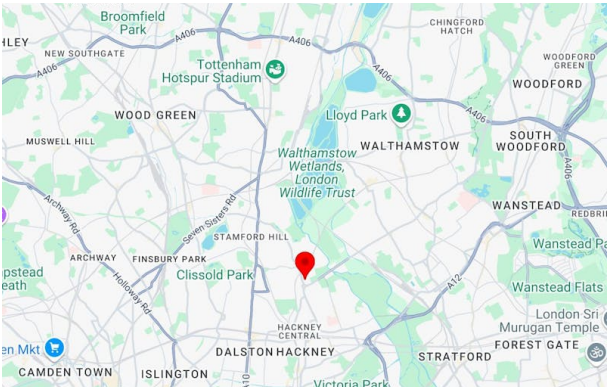
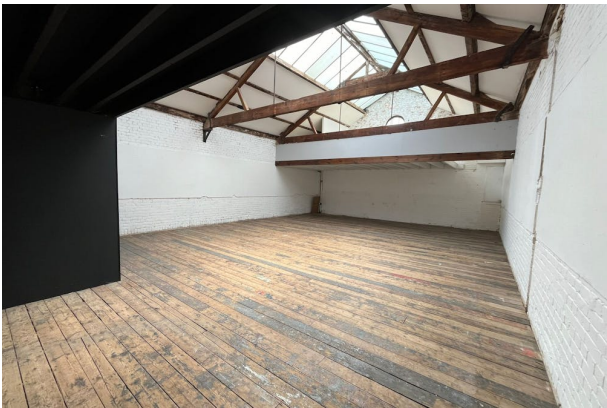
The units are situated in London Borough of Hackney and lies approximately 6 miles northeast of Central London. The area is well-connected with several nearby train stations, including Clapton, Rectory Road, Stoke Newington, and Hackney Downs, all served by the London Overground, offering convenient 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.

## Terms

A new FRI lease directly from the landlord will be available for a term to be agreed. Each party to bear their own legal costs incurred in this transaction.

## Legal fees

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



## Viewing & Further Information

**Latif Acisu**  
020 8221 9614 | 07487216389  
latif.acisu@dobbinandsullivan.com

**Nick Robinson MRICS**  
020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

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