

**98 Clarence Road**

London, E5 8HB

## Unique studio space with garden a moment from Hackney Downs.

**855 sq ft**  
(79.43 sq m)

- Up to 75% Business Rates Relief.
- Exceptionally well connected studio.
- Full refurbishment prior to occupancy.
- Fully fitted private kitchen and w/c.
- 3-phase power in place.
- Available from August 2024.

# 98 Clarence Road, London, E5 8HB

## Summary

<b>Available Size</b>	855 sq ft
<b>Rent</b>	£32,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

A well-placed, open-plan studio in the Heart of Hackney offering 855 sq ft (79 sq m) of ground floor accommodation. The premises have a delightful feeling with exposed brickwork, steel pillars and large double doors bringing in ample natural light. The current occupiers will be moving out at the start of August 2024 at which point the premises will be put back to the condition currently shown in the photos.

The studio further benefits from 3-phase power having already been installed on site and a private meeting room/office for client consultations. There is also a communal garden which offers a nice suntrap and respite from indoor operations.

## Location

Just a stones throw away from Hackney Downs, this studio is well positioned in the contemporary and ever-expanding Hackney Locale. Mare Street is within a five minute walk offering future occupiers all the amenities required for comfortable operation. Nearby operators include Tonkotsu, Timpson's, Vodafone & Greggs.

Hackney Central (Overground) & Hackney Downs (Overground & National Rail Services) are each within a ten minute walk with numerous bus routes running through the location to various locations around North, East & the City of London.

## Terms

Rent: £32,500 per annum.

Rateable Value: £25,000.

Service Charge: £5,400 per annum.

Possession: Full vacant possession upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



**Chris Ryan**

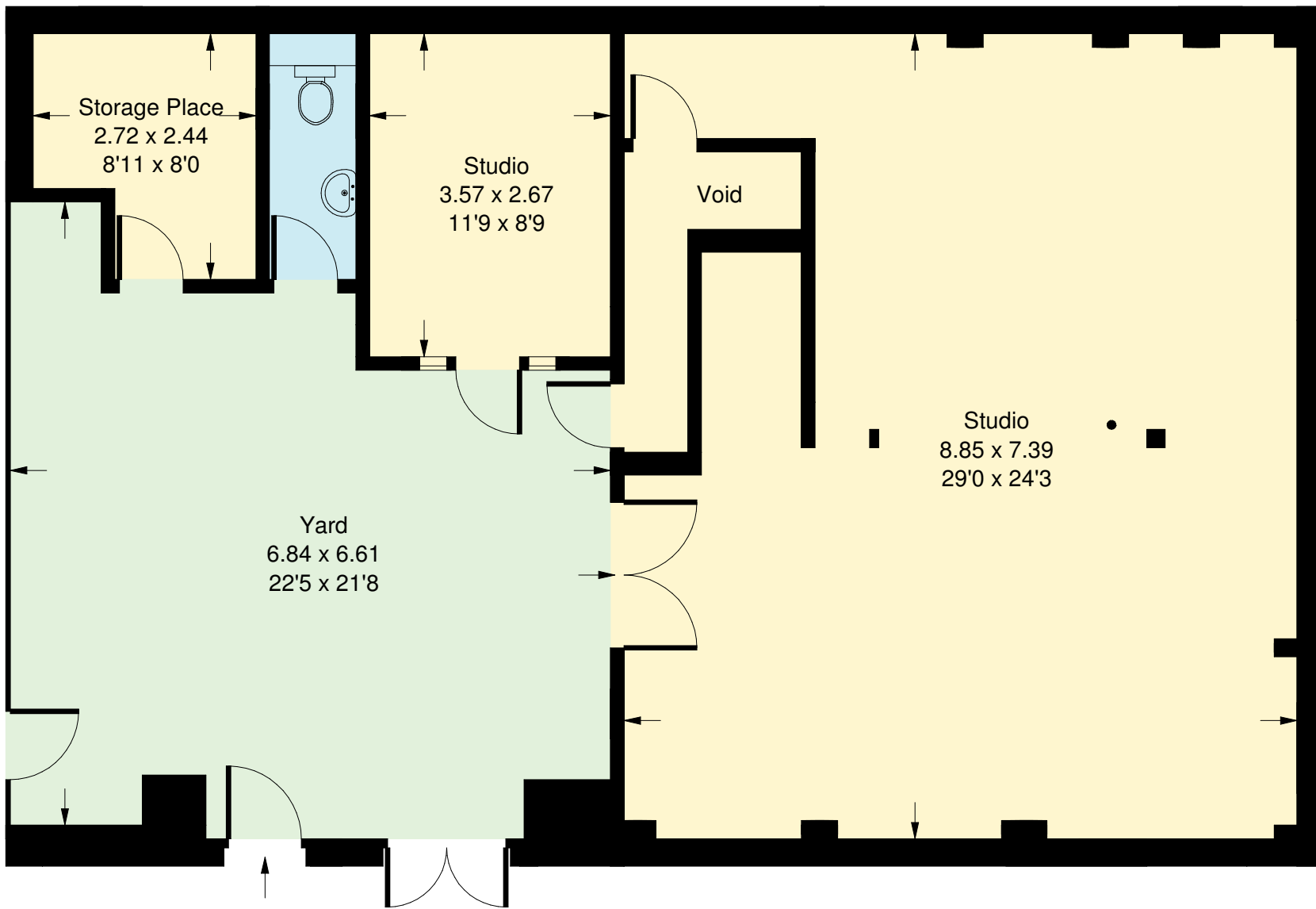
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# Clarence Road, E5

Approx. Gross Internal Area = 79.4 sq m / 855 sq ft  
(Excluding Void / Yard)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.