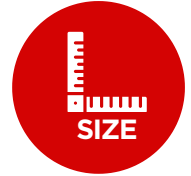




# Creative WORKSPACE

## SIDINGS HOUSE, LOWER CLAPTON, LONDON E8



£ 4,352.65 pcm

1,741 SQFT

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

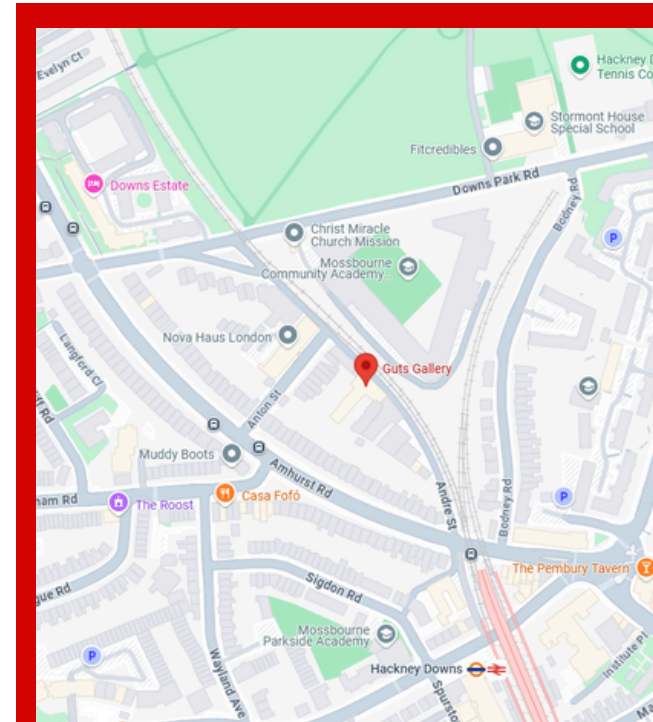
**VAT** NO

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)

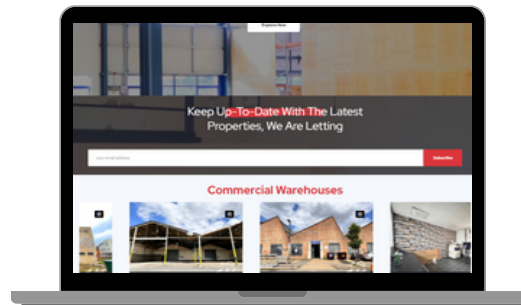


## ABOUT THE PROPERTY

- Modern Creative Workspace Available at 1,741 sq. ft. in Lower Clapton, East London. Step into this spacious and inspiring creative unit located at Sidings House, Lower Clapton, E8. Spanning 1,741 sq. ft., this bright open-plan space is ideal for creative professionals and office-based businesses looking to thrive in a collaborative environment.
- Priced at £30 per sq. ft., this competitively valued unit offers excellent affordability for East London. Please note: bills are not included. There is no VAT applicable, and the unit is not connected to gas or electricity. No guarantor required. Available immediately with flexible lease terms tailored to your needs.
- Located just a 4-minute walk from Sandringham Road Bus Stop and 3 minutes by car from Hackney Downs Station, this unit ensures excellent connectivity for both teams and clients—making it a smart, strategic base for your business. Set in a lively retail district, your workspace will be part of a thriving creative and entrepreneurial neighbourhood, offering both energy and opportunity for networking and growth.
- Whether you're scaling your business, building your brand, or launching a new venture, this space offers the flexibility, layout, and location to support your vision.
- Let us help you take the next step in your business journey with this exceptional commercial opportunity.



### SIDINGS HOUSE, LOWER CLAPTON, LONDON E8



## Contact Us

- 📞 **0203-935-4544**
- 🌐 **[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)**
- 📍 **Harvest House, London, E5 9LU**
- ✉️ **[info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)**



# Creative WORKSPACE



## FEATURES



**SANDRINGHAM ROAD AND  
HACKNEY DOWNS**



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.