

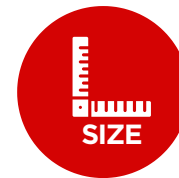


**LEAGRAVE STREET,  
E5**

**Commercial**  
WAREHOUSE



**£ 6,000 PCM**



**2,900 SQFT**

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

**VAT** APPLICABLE

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

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

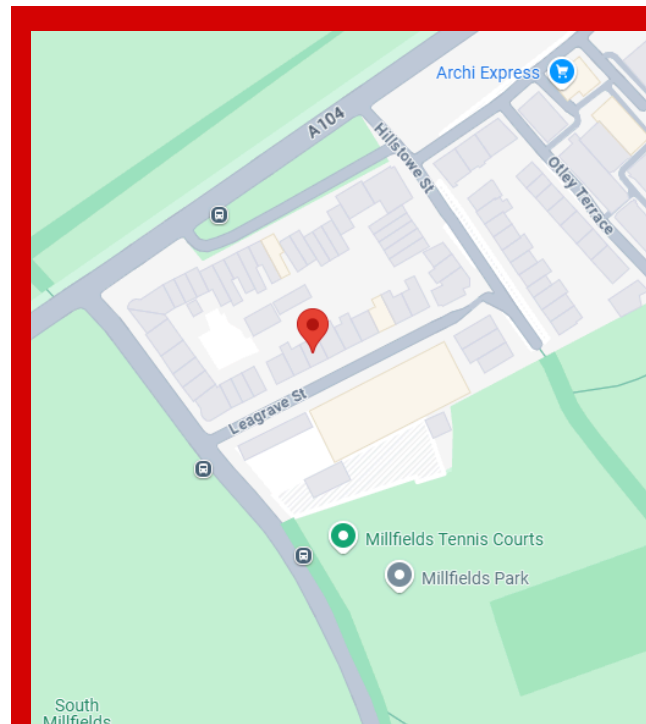
**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US

**Vibe**  
WAREHOUSES



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

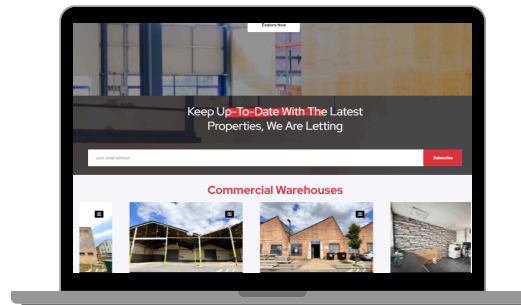


## ABOUT THE PROPERTY

- Commercial Space Available in Legrave Street, E5, discover an exceptional commercial property in the heart of Hackney! This open-plan space spans 2,902.06 sqft and is available for £6,000 pcm. With a flexible Class E license, applicable VAT, and 3-phase electricity, this property is perfect for businesses looking to thrive. No guarantor is required, and the deposit terms are 3x3.
- Located just steps from Millfields Park, this property offers unparalleled convenience. It's a 1-minute walk to Millfields Park Bus Station and only a 5-minute drive to Clapton Station, providing seamless transport connections to the city and beyond. Nestled amidst residential areas, cultural centers, restaurants, and commercial hubs, this property is a gateway to growth. Its proximity to the main road enhances accessibility, making it ideal for businesses catering to diverse clientele.
- Secure this incredible opportunity to elevate your business. Contact us today to schedule a viewing and claim this prime commercial space!



**LEAGRAVE STREET,  
E5**



## Contact Us



**0203-935-4544**



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



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# Commercial WAREHOUSE



## FEATURES



**CLAPTON TRAIN STATION**



Misdescriptions Act 1991

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