



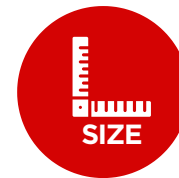
## CLARENCE MEWS, LOWER CLAPTON, E5

# Creative

## WORKSPACE



£ 2,500 PCM



793.46 SQFT

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

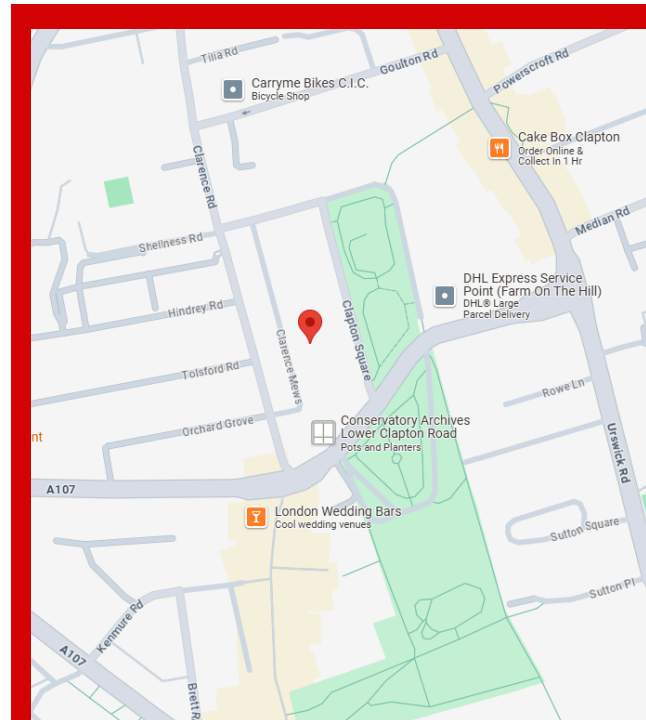
**VAT** TBC

**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)

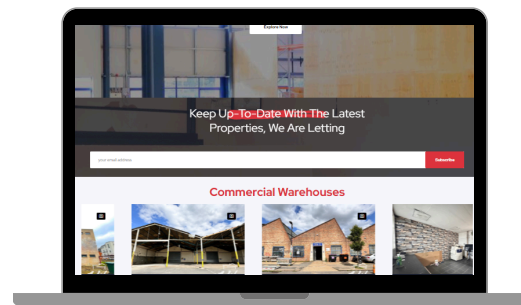


## ABOUT THE PROPERTY

- A bright and versatile creative workspace/commercial space is now available in Clarence Mews, Lower Clapton, London E5 — a perfect location for professionals, designers, or small businesses looking for a well-connected and vibrant setting. The lease length is flexible, ranging from 1 to 5 years, and the space is available immediately.
- Situated just moments from Clapton Square Garden, this property offers a unique blend of peace and accessibility. It's only a 4-minute walk to Clapton Square Bus Stop and a 6-minute drive to Hackney Downs Station, providing excellent connectivity to Central London via the Weaver Line. The surrounding area is filled with independent cafés, local grocers, eateries, and creative studios, offering both convenience and community.
- This is a fantastic opportunity to secure a well-located and functional commercial unit in one of East London's most desirable neighbourhoods. Whether you're launching a brand, expanding your creative agency, or setting up a new studio, Clarence Mews offers the space and atmosphere to grow your venture.
- Don't miss out! Contact us today to arrange a viewing and make this inspiring space yours.



## CLARENCE MEWS, LOWER CLAPTON, E5



## Contact Us



**0203-935-4544**



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



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**[info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)**



# Creative WORKSPACE



## FEATURES



**HACKNEY DOWNS**



Misdescriptions Act 1991

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