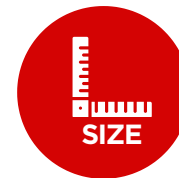


## MARTIN HOUSE, DOWNS ROAD, E5

# Commercial WAREHOUSE



£ 4,833.33 PCM

4,802 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.

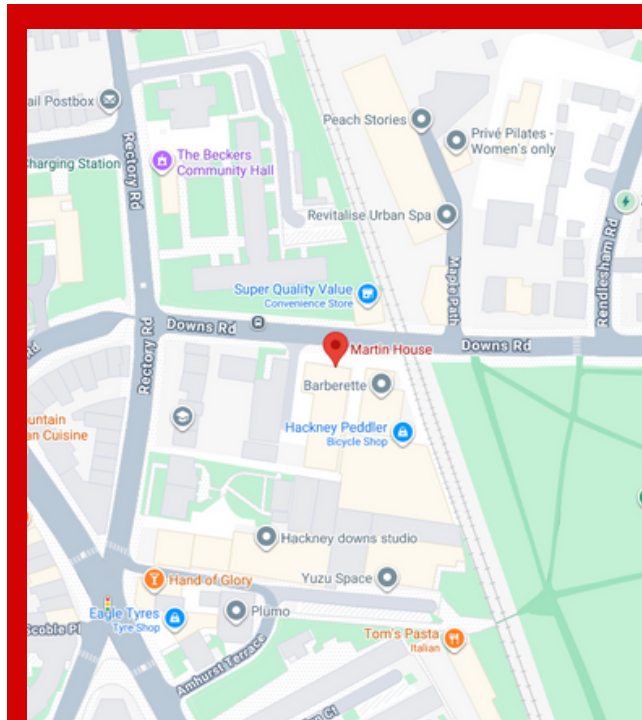
**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



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

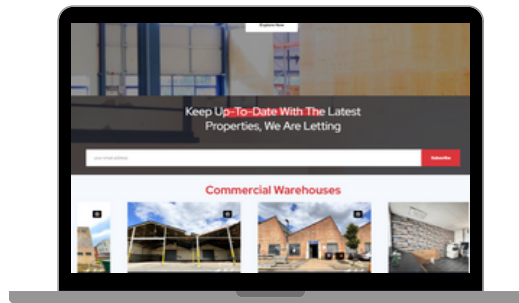


## ABOUT THE PROPERTY

- Step into an expansive 4,802sqft open-plan commercial warehouse and production facility in the heart of East London, located at Martin House, Downs Road, E5. Designed for seamless production, storage, warehouse operations and daily business workflows, this ground-plus-first-floor unit gives you the freedom to focus on growing your business without compromise.
- Available now at only £4,833.33 per month (excluding bills), this is a rare opportunity to secure a large-scale commercial workspace without any service charge, only standard VAT applies. Electricity and gas are not currently supplied, giving you full control over utilities and energy setup. The lease offers flexibility with a 3–5 year term and a “3 x 3” deposit structure, while included on-site parking adds convenience for staff or clients.
- Positioned just steps from the Hackney Downs Community Orchard and within a bustling retail and professional district, the location boasts unmatched convenience. The Downs Road / Rectory Road bus stop is a one-minute walk, and Rectory Road Station is only a 2-minute drive away, a major plus for commuting employees or visiting clients.
- Surrounded by a diverse mix of thriving businesses and professional services, this space offers not just a location but a vibrant business ecosystem full of networking potential, growth opportunities, and synergy. Whether you're scaling operations, launching new projects, or expanding a commercial practice, this unit is built for growth.



### MARTIN HOUSE, DOWNS ROAD, E5



## Contact Us



**0203-935-4544**



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# Commercial WAREHOUSE



## FEATURES



**DOWNS ROAD/RECTORY ROAD**



Misdescriptions Act 1991

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