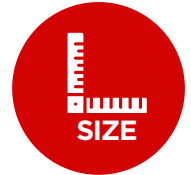




MARTIN HOUSE, DOWNS ROAD, E5

Commercial WAREHOUSE



£ 3,466.67 PCM

2,979 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.

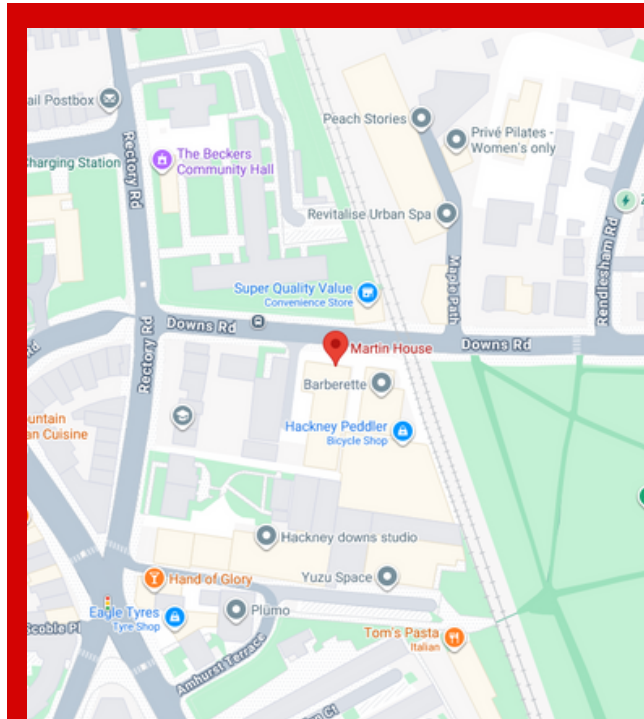
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



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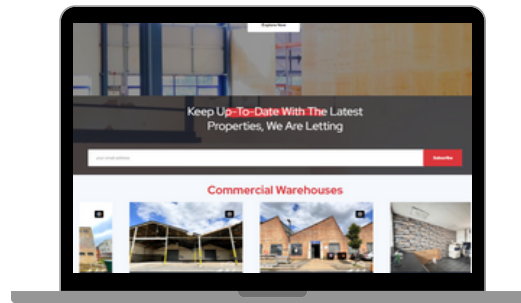


ABOUT THE PROPERTY

- Step into an expansive 2,979sqft 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 £3,466.67 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



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Commercial WAREHOUSE



FEATURES



DOWNS ROAD/RECTORY ROAD



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.