

**LOWER CLAPTON ROAD, LONDON E5**

# Commercial WAREHOUSE



**£ 800 PCM**



**582.54 SQFT**

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

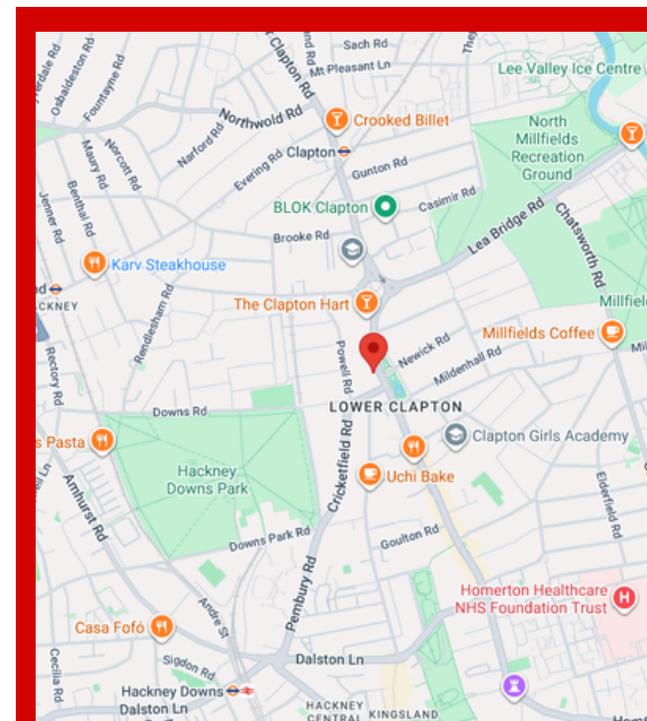
**VAT** NO

**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)

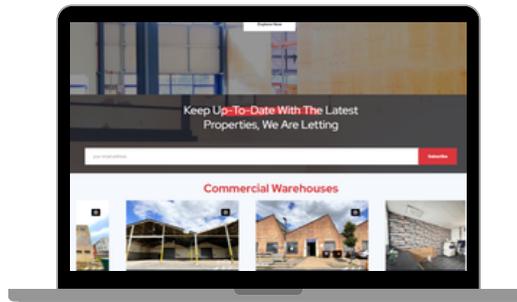


## ABOUT THE PROPERTY

- Step into a spacious 582.54 sq ft open-plan commercial space in Lower Clapton E5, designed to support modern businesses seeking affordable workspace in East London. Located on Lower Clapton Road, this versatile basement unit is ideal for small business owners, startups, creatives, and wellness professionals looking for a flexible commercial property in London.
- This well-proportioned unit is perfectly suited for office space, studio setup, wellness use, or secure storage solutions. With its open-plan layout, it allows seamless workflow, making it a great option for those searching for a cheap commercial unit London, creative studio space East London, or small business premises to rent E5.
- Available now at just £800 per month (excluding bills), this property offers exceptional value with no VAT and no service charge—a rare find in today's London commercial property market. The unit benefits from an E Class license, making it suitable for a wide range of business uses.
- Situated just moments from Hackney Downs Park, this commercial property in Lower Clapton benefits from a vibrant surrounding filled with independent retailers, cafes, and professional services. Clapton Pond bus stop – 2-minute walk and Hackney Downs Station – approx. 7-minute drive, this makes it ideal for businesses seeking workspace near Hackney Downs, office space with transport links London, or East London business premises.
- Ready to elevate your business presence? Secure this affordable commercial space in Lower Clapton before



## LOWER CLAPTON ROAD, LONDON E5



## Contact Us

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## FEATURES



**CLAPTON POND & HACKNEY  
DOWNS**



Misdescriptions Act 1991

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