



Unit 16, 5 Durham Yard
Bethnal Green, London, E2 6QF

**Beautiful vaulted loft studio
space in creative building in
Bethnal Green**

656 sq ft
(60.94 sq m)

- Great natural light
- Great ceiling height
- Shared courtyard
- Cycle parking
- Showers

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Summary

Available Size	656 sq ft
Rent	£21,000 per annum
Rates Payable	£6,880 per annum based on 2026 valuation
Rateable Value	£16,000
Service Charge	£3,313 per annum Inclusive of contribution to buildings insurance and sinking fund
VAT	Not applicable
EPC Rating	E (125)

Description

The available unit is on the second floor of a refurbished warehouse building. The unit benefits from a high vaulted ceiling and windows onto Teesdale Street and Durham Yard. Shared toilet and kitchen facilities are available on the floor. Showers are located by the ground floor lobby and cycle parking is available in the shared Durham Yard courtyard.

Location

The building is located on the West side of Teesdale Street, just to the North of the junction with Old Bethnal Green Road. This popular mixed-use area is close to Brick Lane, Shoreditch, Columbia Road and Broadway Market and London Fields. The unit's entrance is in the 'Durham Yard' cluster of creative businesses. Cambridge Heath Station and Bethnal Green Tube Station (Central Line) are both with a short walk away and the area is also well-served by numerous bus routes on Bethnal Green Road and Hackney Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Unit 16	656	60.94	Available
Total	656	60.94	

Terms

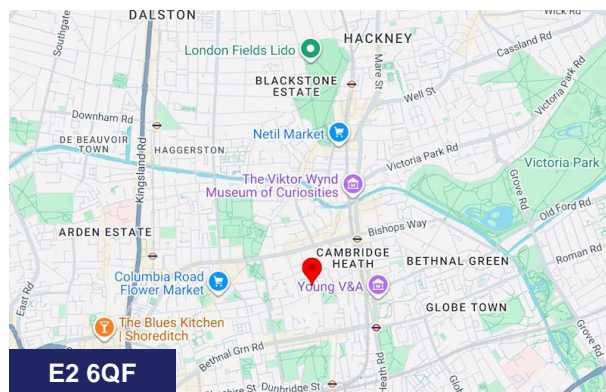
A new effective full repairing lease outside the protective provisions of the Landlord & Tenant Act.

Business Rates

On the Valuation Office Agency website the April 2026 Rateable Value is listed at £16,000. We estimate the rates payable will be £6,880. Interested parties are advised to contact the London Borough of Tower Hamlets.

Service Charge

The current service charge including contribution to buildings insurance and a sinking fund is running at £3,313 per annum.

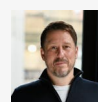


Viewing & Further Information



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