

FULLY FITTED OUT OFFICES TO LET

2,232 SQ FT (207 sq m)

**Flexspace (Suite C, First Floor)
16C Urban Hive
Theydon Road
Upper Clapton
London E5 9BQ**

Location

Situated on the east side of Theydon Road, to the north of its junction with Mount Pleasant Hill, Hackney and within close proximity to the City of London and Stratford City. The property is minutes away from the A107 which provides direct access into London as well as the A10 and A12. Clapton Station is approximately 10 minutes walk away, with direct rail services in to Liverpool Street and Walthamstow with a journey time of 12 minutes and 6 minutes respectively.

Description

The property comprises a three storey mixed-use building with retail units on the ground floor and offices located above. Suite C is located on the first floor and benefits from a reception, two large open plan areas, as well as three individual interview/meeting rooms, a 16-person boardroom and a break-out area, kitchen and comms room.

Accommodation

Suite C totals 2,232 sq ft (207 sq m) and benefits from:

suspended ceilings • air-conditioning • raised floors • floor boxes • fully cabled office • double glazed windows • passenger lift • category II lighting.



Tenure

The property is available either via assignment of the lease to expire 14 April 2020, subject to a tenant only break clause due in March 2015 (subject to 9 months notice and 3 months rent penalty) or via a subletting up until March 2015.

Rent

£15 psf per annum exclusive.

Rateable Value

Rateable Value - £33,750

Rates Payable (2012/2013) - £15,592.50

Service Charge

A service charge is levied for the upkeep and maintenance of the building. Further information available upon request.

Energy Performance Certificate (EPC)

See overleaf - a full copy of the EPC will be available upon request.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
giulianosantoro@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Consultancy
jamescoulling@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment through sole agents Aston Rose:

Mickey Fiori

Aston Rose

Tel: 020 7629 1533

mickeyfiori@astonrose.co.uk

Energy Performance Certificate



Non-Domestic Building

FLEXSPACE 1
16 Urban Hive
Theydon Road
LONDON
E5 9BQ

Certificate Reference Number:

0651-0138-6840-6529-6092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

73 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 1456
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

67 If newly built
127 If typical of the existing stock

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