countrywide
COMMERCIAL PROPERTY AGENTS

TO LET



UNIT 8 | THE TRAM DEPOT

38–40 Upper Clapton Road, London E5 8BQ

Character commercial studio & workspace

2,574 SQ FT

239.1 SQ M

THE PROPERTY

Character workspace in a historic setting



GROUND FLOOR / KITCHEN & STUDIO

Description

Dating from 1873, the former Victorian horse-drawn tram depot now houses a diverse community of commercial occupiers, including creative studios and light industrial workshops.

Unit 8

Arranged over ground and first floor mezzanine levels, the premises feature exposed timber beams, brickwork, a fitted kitchen area and two ground floor WCs.

Key features

Independent entrance
Flexible studio and workshop accommodation
First floor mezzanine with rooflights
No allocated parking
Three-phase electricity supply
No gas supply

THE ACCOMMODATION

Ground floor

1,798 sq ft / 167.0 sq m



STUDIO AREA



KITCHEN & ENTRANCE



WORKSHOP AREA



KITCHEN & WORKSPACE

THE ACCOMMODATION

First floor mezzanine

776 sq ft / 72.1 sq m



Accommodation

Ground floor
1,798 sq ft

First floor mezzanine
776 sq ft

TOTAL
2,574 sq ft
239.1 sq m

Areas from client GIA schedule.

THE LOCATION

Connected to the heart of East London





ESTATE ENTRANCE / UPPER CLAPTON ROAD

Located on Upper Clapton Road (A107), close to Lea Bridge Roundabout, the estate is approximately three minutes' walk from Clapton Overground station, with direct services to Liverpool Street.

The area offers independent cafés, restaurants and local amenities, with Millfields Park nearby.

THE ESTATE

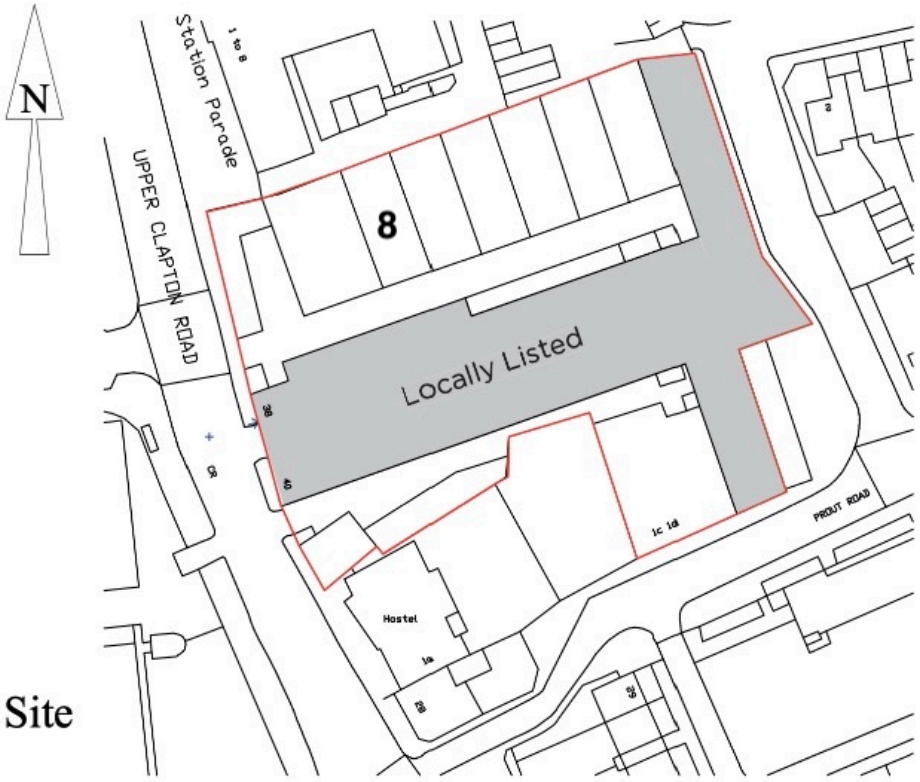
A distinctive commercial community



COBBLED ESTATE COURTYARD



VIEW ALONG THE ESTATE



ESTATE SITE PLAN / FOR IDENTIFICATION ONLY

FURTHER INFORMATION

Terms, rates & energy performance

Lease terms

£60,000 per annum exclusive + VAT

Equivalent to approximately £23.31 per sq ft (GIA).

Approx. service charge: £3,000 + VAT per annum.
Lease length and buildings insurance to be confirmed.

Planning

Former B1(c) light industrial use, generally falling within Class E(g)(iii). Interested parties should verify their proposed use and any applicable planning restrictions.

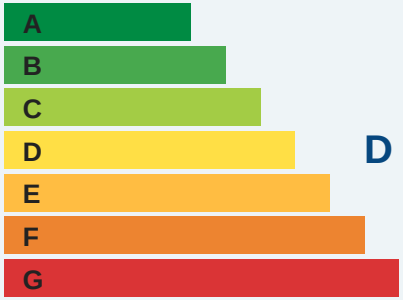
Business rates

Rateable value: £39,250 (effective 1 April 2026).
Prospective tenants should confirm their rates liability with Hackney Council.

Holding deposit & AML

Holding deposit: £3,000, subject to agreed terms.
Non-refundable AML/KYC fee: £350 + VAT.
Subject to satisfactory anti-money laundering checks.

Energy performance



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VALID UNTIL

6 May 2027

Viewing & enquiries

By prior appointment through
Countrywide Commercial (UK) Ltd
jason@countrywidecomm.co.uk
www.countrywidecomm.co.uk
Office: 020 8506 9900 | Mobile: 07956 380 992

These particulars do not constitute an offer or contract. Measurements and statements should be independently verified. Images have been enhanced for presentation. Subject to contract.

CLIENT FLOOR PLAN

Floor plan & GIA schedule

Area schedule (GIA)

Level	SQ M	SQ FT
Ground level	167.0	1,798
Mezzanine	72.1	776

Three-phase electricity supply.
No gas supply.

Total GIA	**239.1**	**2,574**



Client-provided floor plan reproduced for identification and marketing purposes.