

# Commercial Unit, Daubenton Court, 130 Clapton Common, London, E5 9AJ

**FOR SALE**

Class E Retail / Leisure / Office

3,971 sq ft / 368.9 sq m

Offers in the region of £800,000

# A newly built commercial unit, with vacant possession upon completion



- Class E use
- Vacant possession
- Long leasehold interest
- Price representing a low capital value of £201.46psf.
- 3.5m plus clearance at ground floor
- Duplex space
- Suited to owner occupation

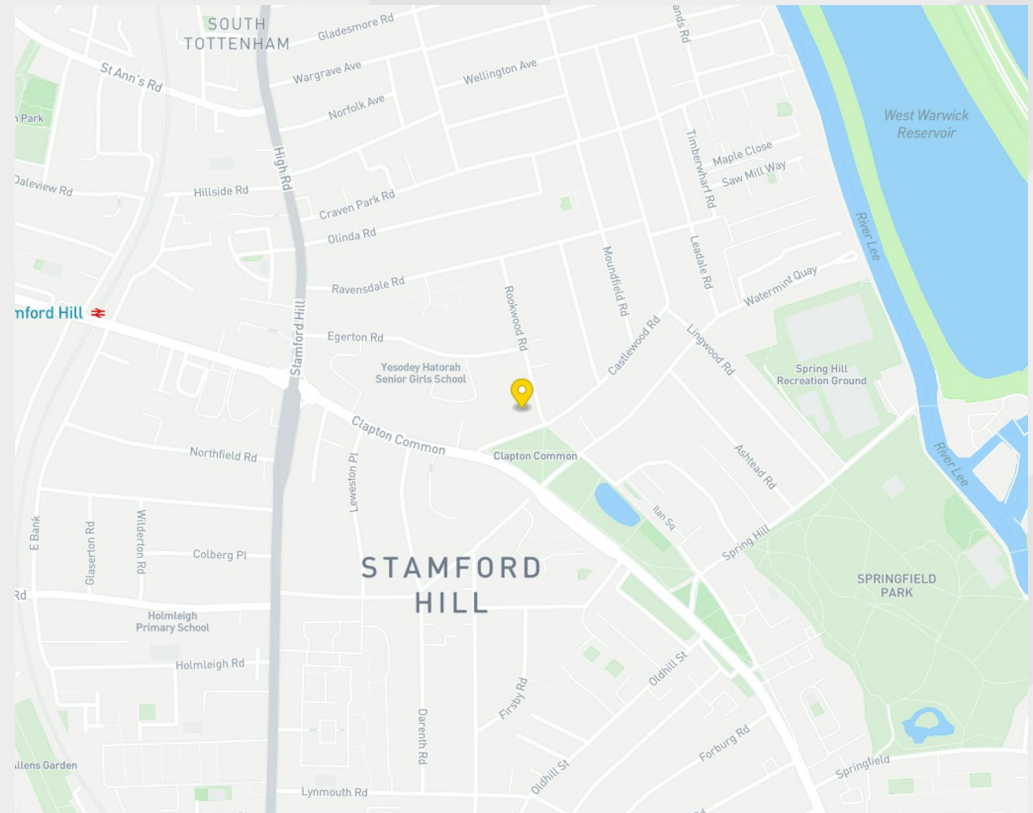


## Description

Comprising a newly built commercial unit arranged over ground and first floor, at the corner aspect of Daubenton Court. Totalling 3,971 ft<sup>2</sup>, the property will be handed over in developers shell and core specification ready for in-going occupiers specific finishes. Benefiting from double glazed windows, good natural light from 3 window aspects at 1st floor, efficient regular floor plates and over 3.5m clearance at ground floor level.

## Location

Situated on the eastern side of Clapton Common, an arterial road running north to south linking the A12 and A10. The property is set back from the main road, within a newly completed housing development. Stamford Hill station, a 10 min walk from the property, provides Overground services direct to Liverpool Street within 20 mins.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground	1,838	170.8	Available
1st	2,133	198.2	Available
<b>Total</b>	<b>3,971</b>	<b>368.92</b>	

### Tenure

Long Leasehold

### EPC

B (39)

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

[View on Website](#)  
[Floor Plans](#)

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