

**Self- Contained Class E Ground Floor Unit**  
**SUITABLE FOR RETAIL, COMMERCIAL, MEDICAL OR TEACHING PURPOSES**



**Unit B - Ground Floor**  
2,490 Sq. Ft. / 231 Sq.M

**LOCATION**

The site lies on the eastern side of Digby Road with the North London Railway Line running along the southern boundary. Digby Road connects to Homerton High Street (A102) which connects with the A12 East Cross Route to the east and to the A10 at Dalston to the west.

The site is a short walk from Homerton Overground Station, which is served by the North London Line. Local occupiers include Digbyland Studios, Dark Arts Coffee and Energie Fitness Homerton who are situated in the adjacent unit.

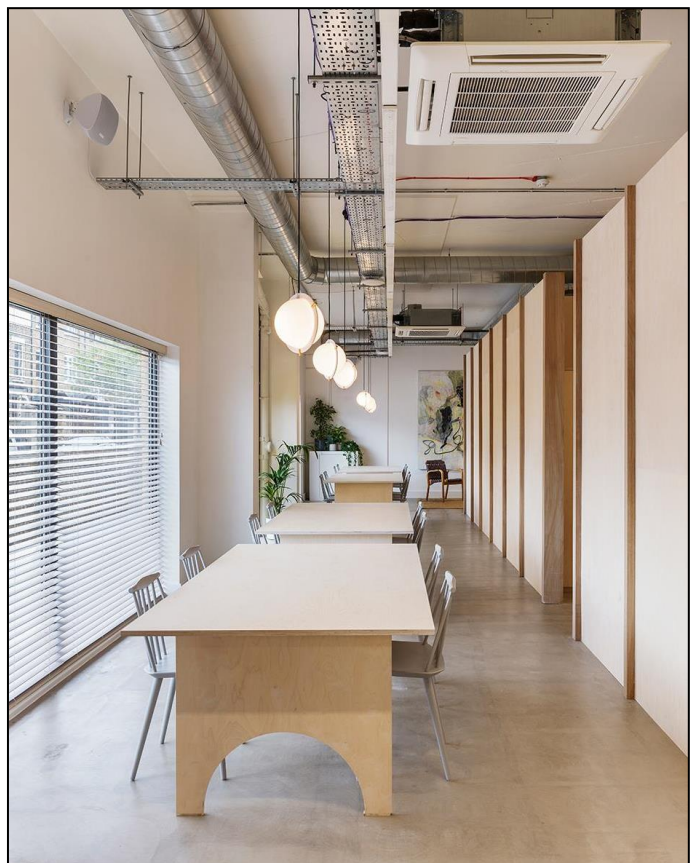
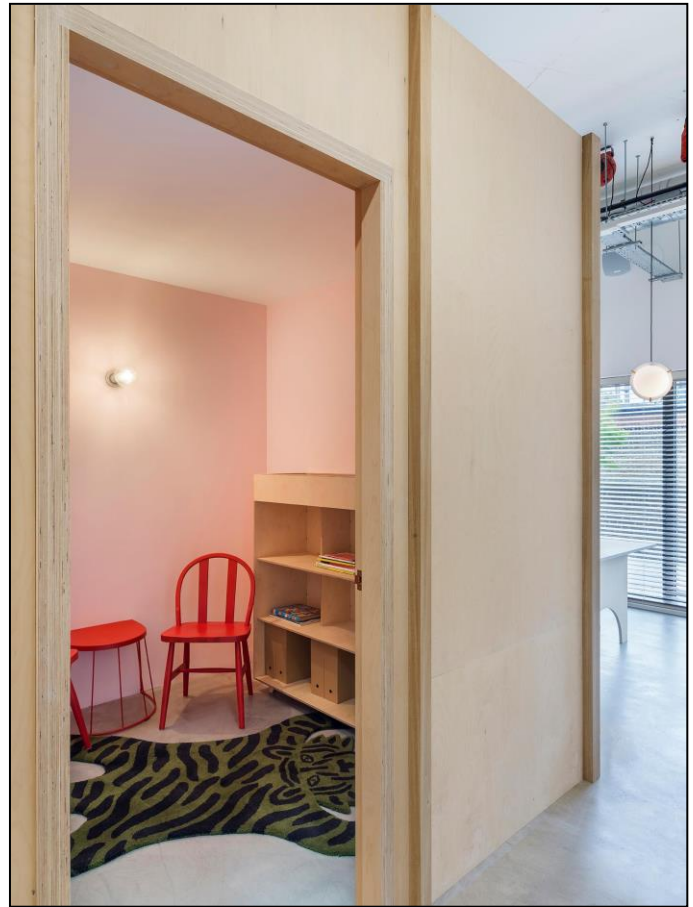
**DESCRIPTION**

The unit features a design-led interior by Studio Caro Lundin, equipped with minimalistic built-in and freestanding furniture. The previous occupier utilised the unit for co-working space and as a consequence of this use there are numerous seating areas, shared tables, suites & offices and booths for telephone and video calls. There is also a fully equipped conference room. **Some of the free-standing furniture items shown in the imagery has since been removed.**

The unit would be suitable for a variety of uses including retail, commercial, medical, or teaching.



76 Digby Road,  
Homerton,  
London,  
E9 6HX





# 76 Digby Road, Homerton, London, E9 6HX

## AMENITIES

- High quality newly refurbished space
- New Air Conditioning
- Superfast Fibre Internet
- Fitted Kitchen
- Fitted Meeting Rooms
- 2x Private WCs
- DDA compliant
- Excellent natural light
- Suitable for variety of uses (stpp)
- Integrated Sound System

## TERMS

A new lease is available, directly from the Landlord for a term to be agreed.

<u>Floor</u>	<u>Size (Sq. ft)</u>	<u>Rent (Per Sq. ft)</u>	<u>Rates (Per Sq. ft)</u>	<u>Service Charge (Per Sq. ft)</u>	<u>Total Per Annum</u>	<u>Total Per Month</u>
Ground Unit B	2,490	£18.00	£16.55	/	<b>£86,029.50</b>	<b>£7,169.12</b>

## VAT

VAT is applicable.

Viewings by arrangement through sole agents, Noble Harris:

**Carl Dobrin**  
[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)  
 07545 077959

### MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Noble Harris LLP, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys, and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.