



## Containerville

Corbridge Crescent, Hackney, London, E2 9EZ

**Office to let in  
Containerville, Corbridge  
Crescent, Hackney, London  
E2, letting for £26,400 pa  
from Fyfe Mcdade Ltd. See  
property...**

**600 sq ft**

(55.74 sq m)

- Double container for £2,400 pcm
- All inclusive rent
- 24 hour access
- Available now

# Containerville, Corbridge Crescent, Hackney, London, E2 9EZ

## Summary

<b>Available Size</b>	600 sq ft
<b>Rent</b>	£26,400 per annum
<b>Business Rates</b>	All inclusive rent price
<b>Service Charge</b>	All inclusive rent price
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

Containerville is a great new opportunity for new businesses and pop-up traders to occupy on of the spaces in this creative hub. Many of these units overlook Regents Canal and there are multiple breakout areas.

Each double container can comfortably accommodate twelve desks and is fitted out to function perfectly as a clean, modern office.

Available on flexible terms with an all inclusive monthly rent of £2,200 plus VAT.

## Accommodation

Name	sq ft	sq m	Rent	Total year	Availability
Unit - X	600	55.74	£2,400 per month	£28,800	Available
<b>Total</b>	<b>600</b>	<b>55.74</b>		<b>£28,800</b>	



## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

# Energy performance certificate (EPC)

STUDIO 51 CONTAINERVILLE STUDIOS  
35 Corbridge Crescent  
LONDON  
E2 9EZ

Energy rating

**C**

Valid until:

**3 November 2029**

Certificate number: **9353-3010-0918-2693-6191**

Property type

B1 Offices and Workshop businesses

Total floor area

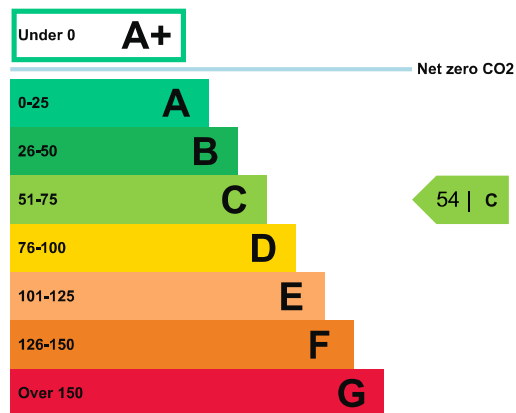
23 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

74 | C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

33.23

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Primary energy use (kWh/m<sup>2</sup> per year)

197

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0633-0641-5989-3190-1292\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	<a href="mailto:aaron@staygreen50.com">aaron@staygreen50.com</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203098
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	CEC Energy Ltd.
Employer address	62 Woodville Road, London, NW11 9TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 October 2019
Date of certificate	4 November 2019

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