

**UNIT 6, DARNLEY
ROAD, E9**

625 SQ FT
AUTHENTIC CREATIVE WAREHOUSE
STUDIO SPACES FOR RENT
HACKNEY, E9



alpha **alpha**
For children between
3 months and 5 years
Tel: 01203 955 2100
Email: enquiries@alphachildrens.com

DESCRIPTION

The former Button Factory in Hackney has been recently renovated by Fentiman Design and Orsinibrewen Architects. This 2nd floor unit provides the option to be taken as one large unit or as two smaller individual units. This characterful building presents a space that benefits from an open plan space with superb ceiling heights, exposed services, excellent natural light and a passenger lift. This studio should be of strong interest to a range of artists, designers and creative industries.

AMENITIES



24 HOUR ACCESS



LIFT



SHOWERS



EXCELLENT
TRANSPORT LINKS



EXPOSED
SERVICES



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



OPEN PLAN



WAREHOUSE
STYLE FEATURES

AUTHENTIC CREATIVE WAREHOUSE STUDIO SPACES FOR RENT







TRANSPORT

London Fields – 5 mins



Hackney Central – 6 mins

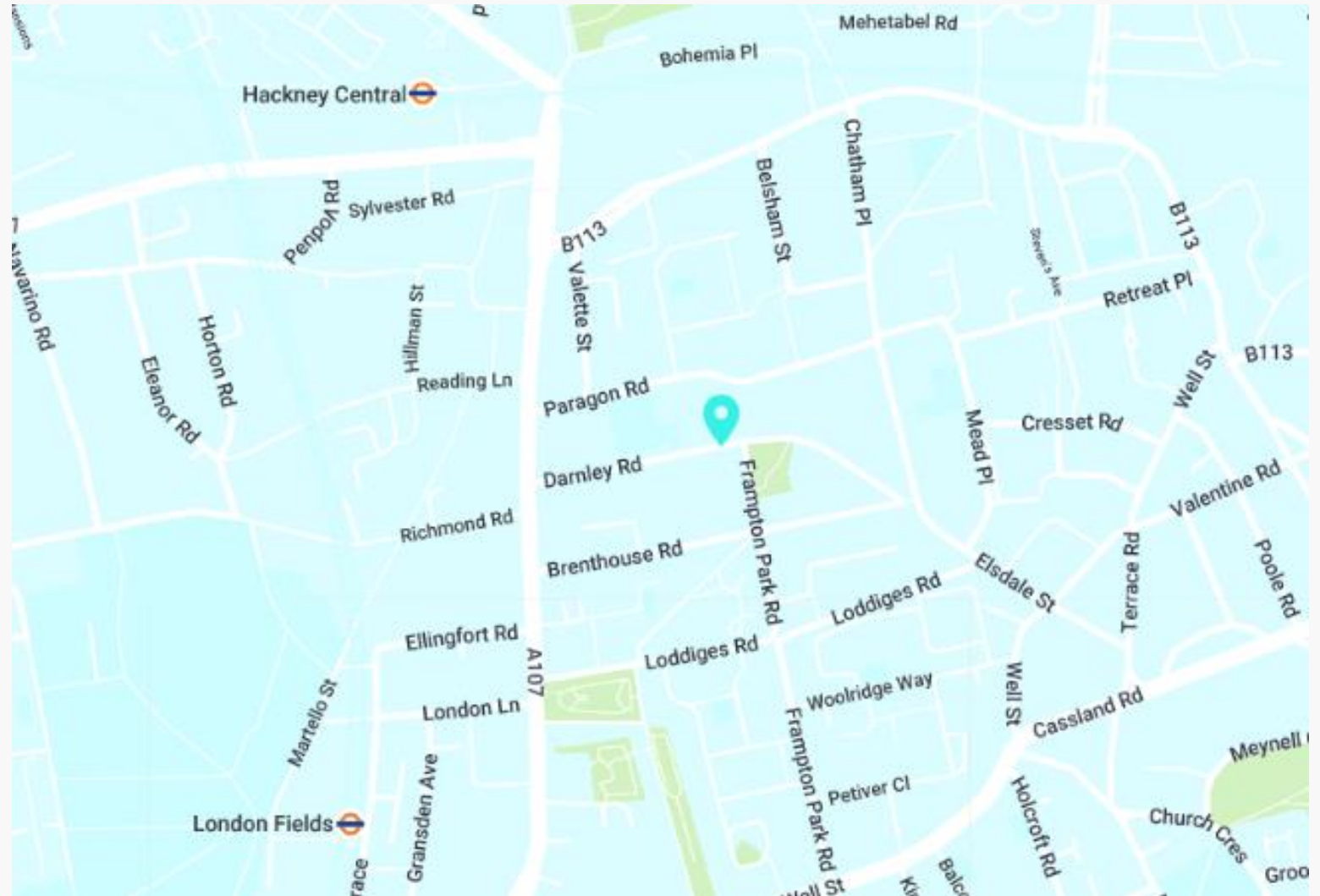


AREA

Darnley Road is located a short walking distance from London Fields Park & Broadway Market's most popular amenities meaning there a range of independent cafes, bars, restaurants and shops nearby.

Situated moments from London Fields Park and the overground station, the unit offers great connectivity to a vast range of transport hubs linking to The City and Central London.

LOCATION



AVAILABILITY

UNIT	FLOOR	SIZE (PSF)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
6b	2nd	625	Available	£20,500	N/A	£5,000	£2,125

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available now

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable

VIEWINGS VIA SOLE AGENTS

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