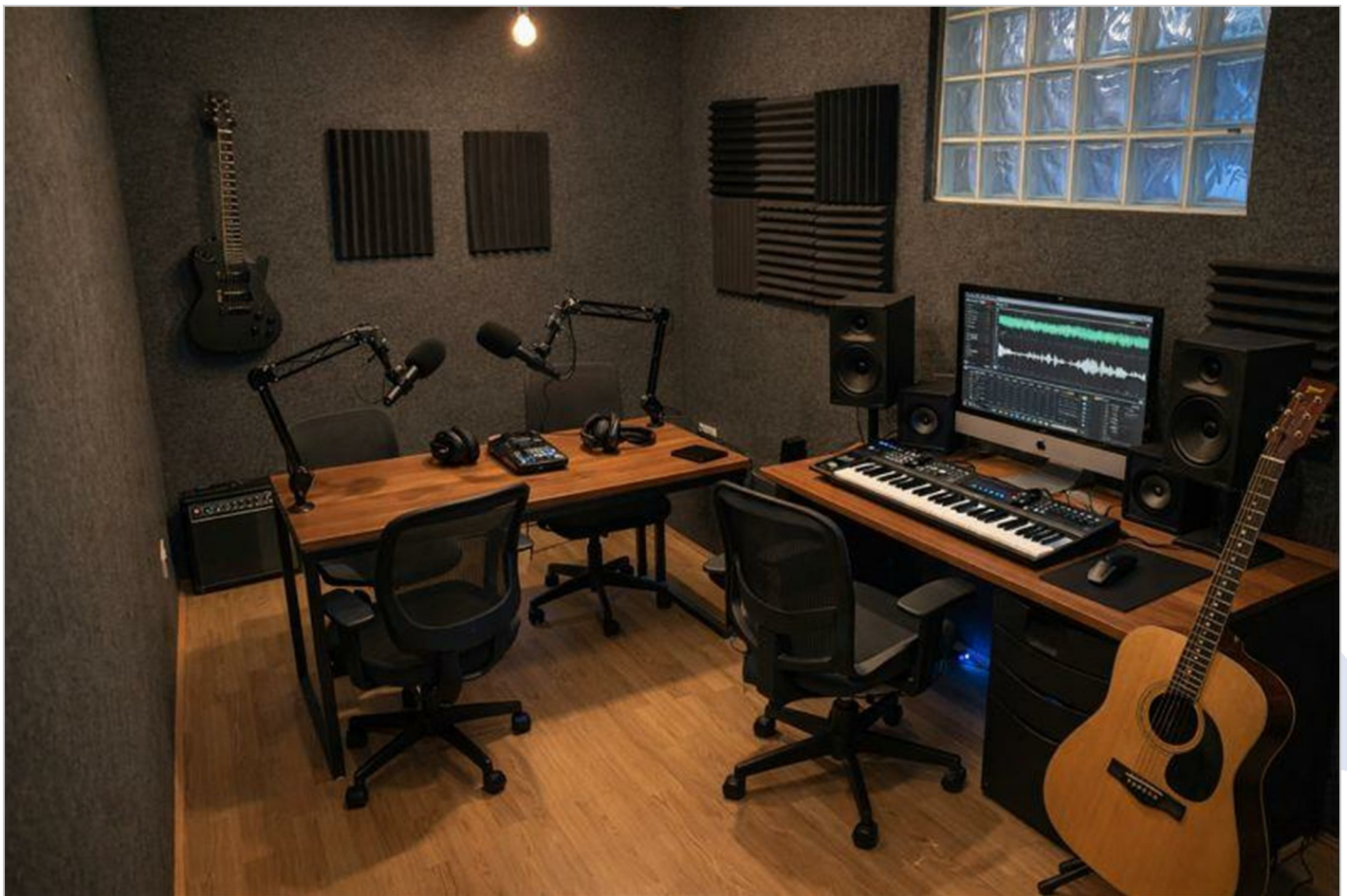


Stephen House Darnley Road (One B Unit Two D), London, E9 6QH



£750 Per month

Stephen House Darnley Road (One B Unit Two D), London, E9 6QH

*** TWO MONTHS FREE RENT FOR ALL NEW TENANTS ***

1B Darnley Road (E9) - Unit 2d

Laid out as a music / pod cast studio

Rare opportunity for lease of commercial work units in two Victorian factory warehouses just off Mare Street in Hackney (E9). Multiple units available --- Various sizes

Full of character with tons of original rustic features. Excellent creative space for recording studios (some units are pre-fitted with recording and live rooms), photography studios, art workshops, art galleries, architect offices, gym and fitness studios, yoga studios etc. The building is adjacent to London Fields and close to Hackney Central station.

Rental - £750 pcm

Deposit - £750

Floor Size - 200 Sqft Approx

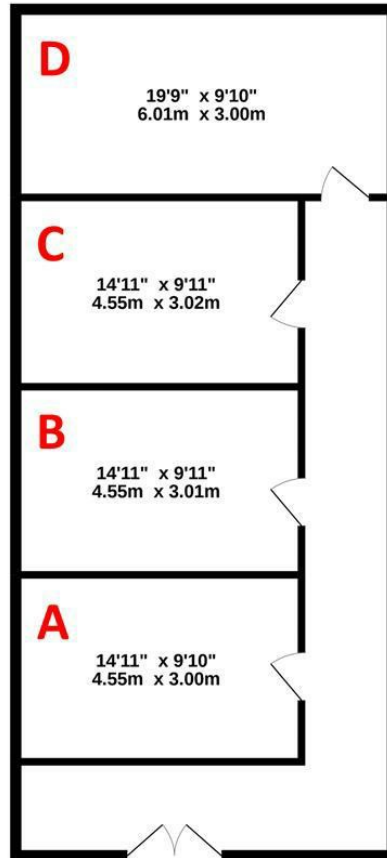
Commercial Use Class - E/B3/B8

EPC - Band C

Business Rates - RV £4950

NB - Tenants are responsible for monthly rental payments, business rates (If applicable to the unit and/or business) & commercial waste management. Electric is included in this units rental value.

UNIT 2 (GROUND FLOOR)
874 sq.ft. (81.2 sq.m.) approx.



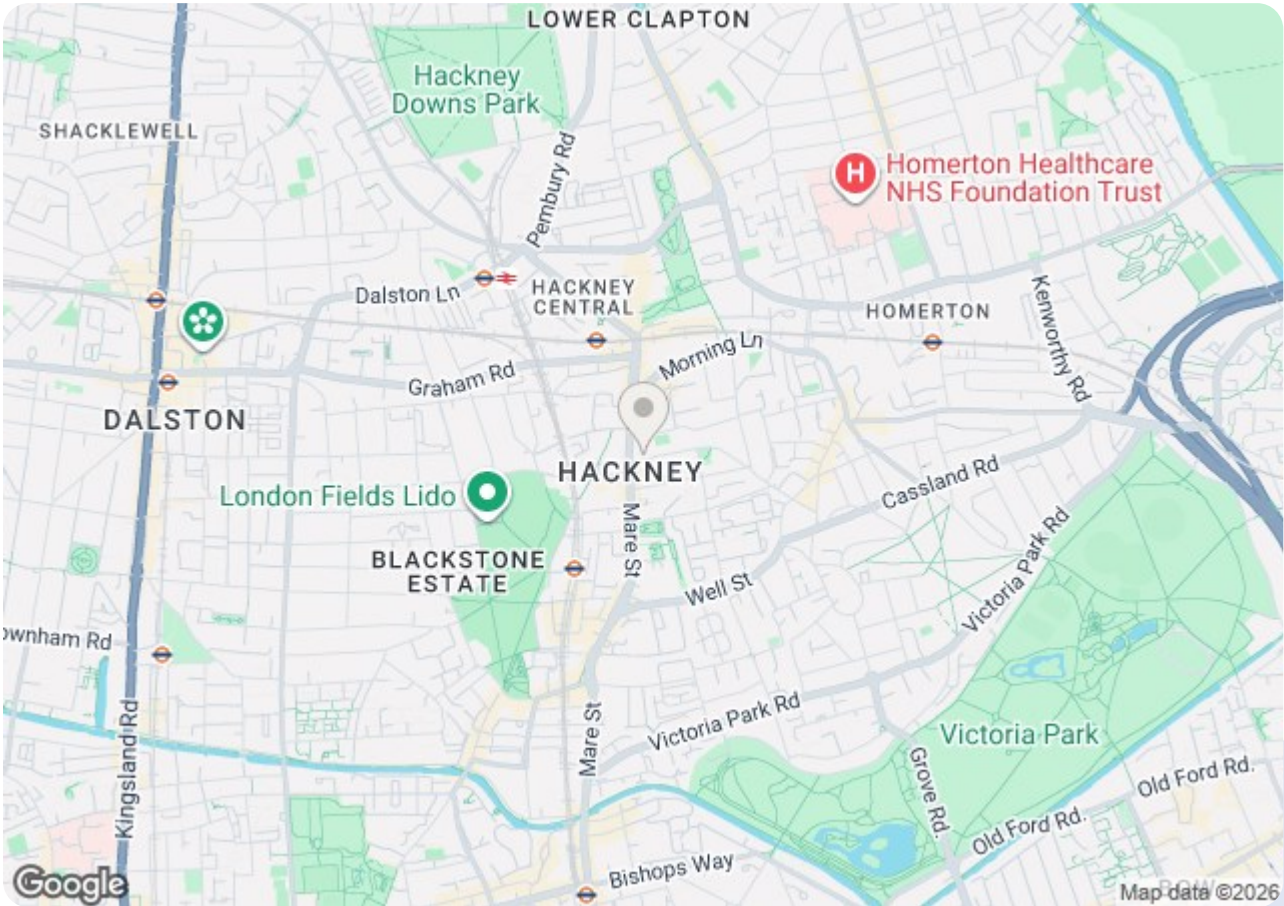
STEPHEN HOUSE 1B DARNLEY ROAD LONDON E9 6QH (UNIT 2)

TOTAL FLOOR AREA: 874 sq ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

