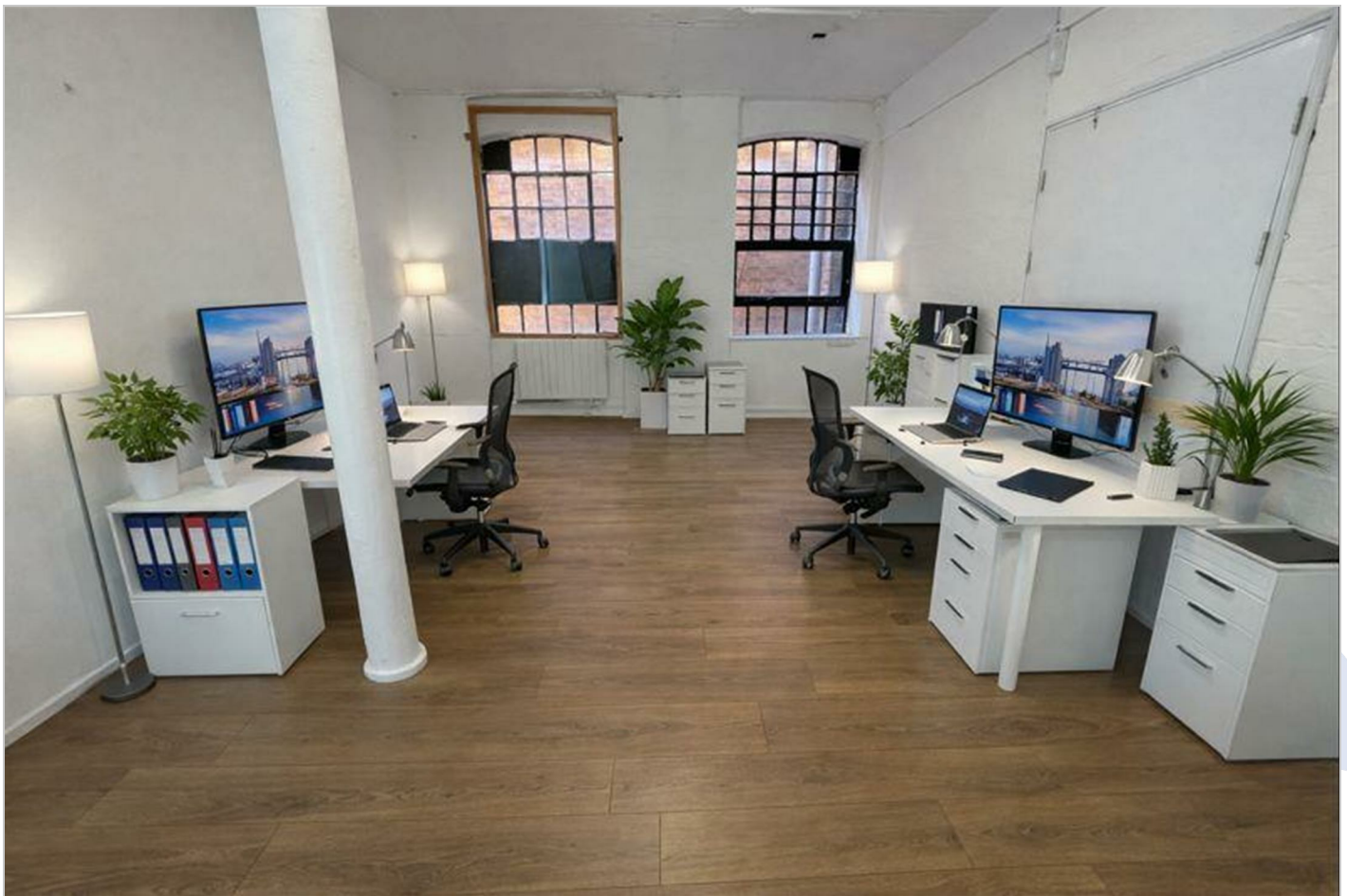


Unit1&2 Darnley Road (One C - First Floor - UNIT 1&2), Hackney, E9 6QH



£1,500 Per month

Unit1&2 Darnley Road (One C - First Floor - UNIT 1&2), Hackney, E9 6QH

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

1C Darnley Road (E9) - Unit 1&2

1C 1st FLOOR - £2500 pcm
OR
1C 1st FLOOR (Units 1&2) - £1500 pcm
OR
1C 1st FLOOR (Units 3) - £1500 pcm
OR
1C 1st FLOOR (Office) - £650 pcm

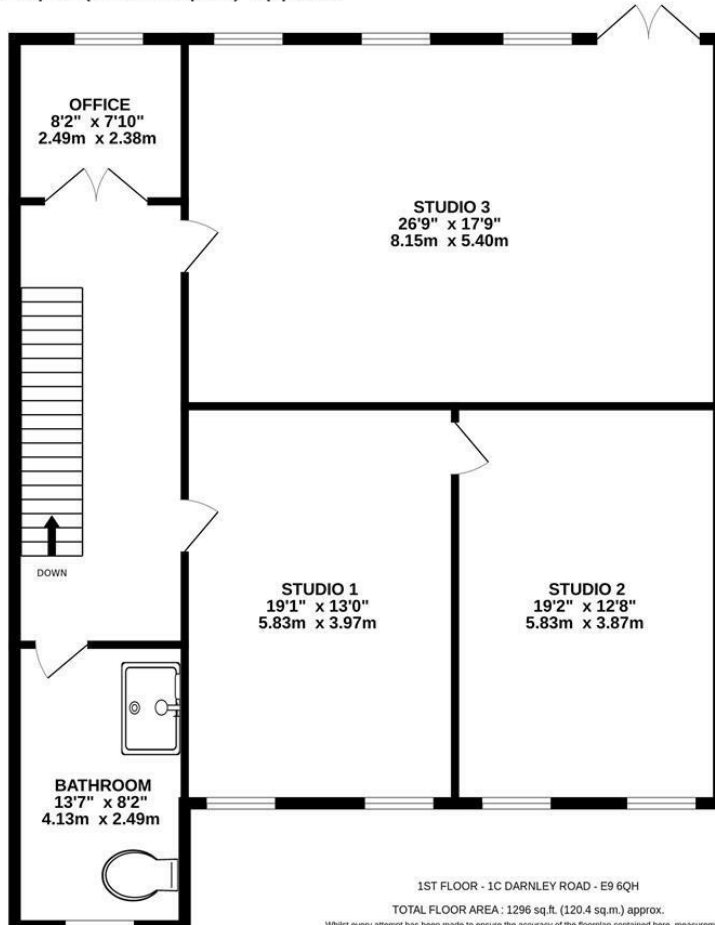
Rare opportunity for lease of commercial work units in two Victorian factory warehouses just off Mare Street in Hackney (E9). Multiple units available --- Various sizes (Floorplan available on request)

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. Building is adjacent to London Fields and close to Hackney Central station.

Commercial use class - E/B3/B8
Business Rates - TBC
EPC - Band C

NB - Tenants are responsible for monthly rental payments, metered electric & business rates (If applicable to the unit and/or business) & commercial waste management.

1ST FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



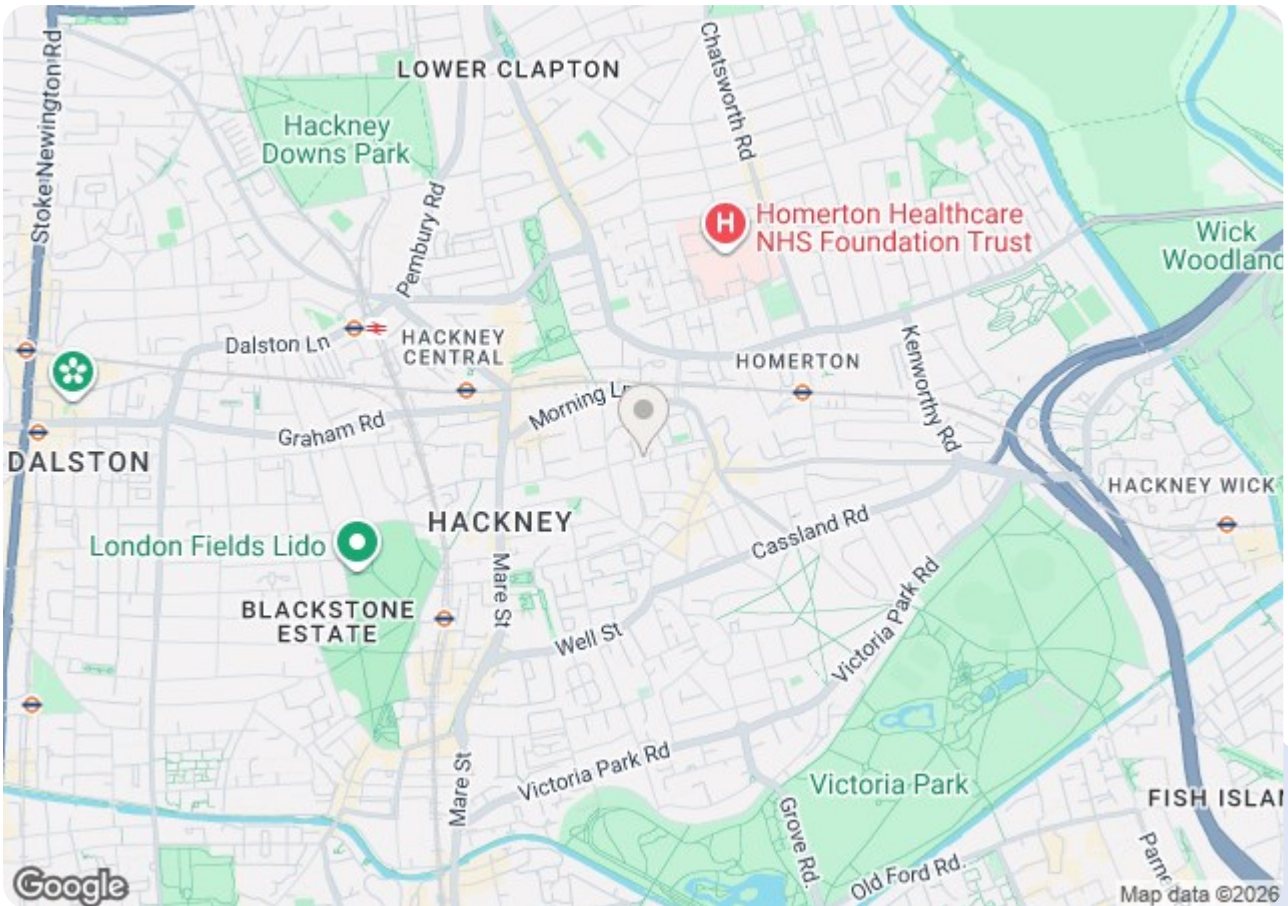
1ST FLOOR - 1C DARNLEY ROAD - E9 6QH

TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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.
Made with Metropix C2025



54/56 Barking Road
 East Ham, London E6 3BP
 Telephone: (020) 8472 4422
 Property Management: (020) 8471 4224
 Fax: (020) 8471 5052
 E-mail: eastham@mcdowalls.com
 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	

