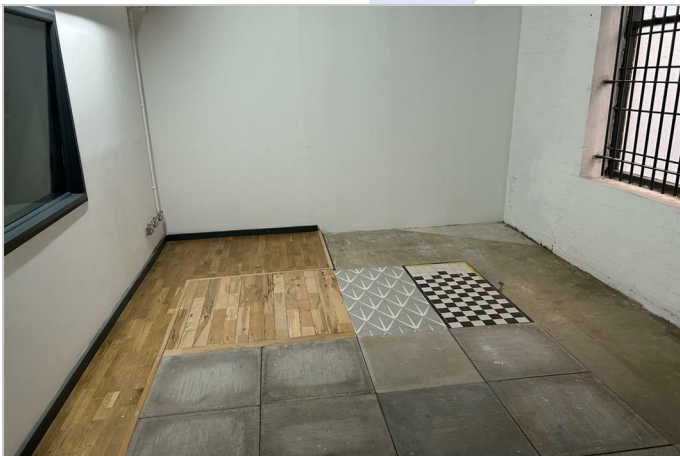


Unit 4 Darnley Road (One B Unit Four), London, E9 6QH



£1,500 Per month

Unit 4 Darnley Road (One B Unit Four), London, E9 6QH

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

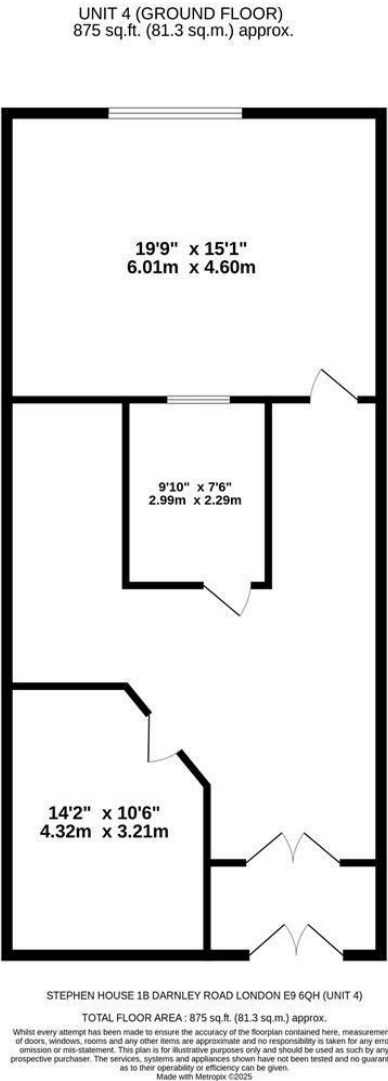
1B Darnley Road (E9) - Unit 4 (Music Studio)

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

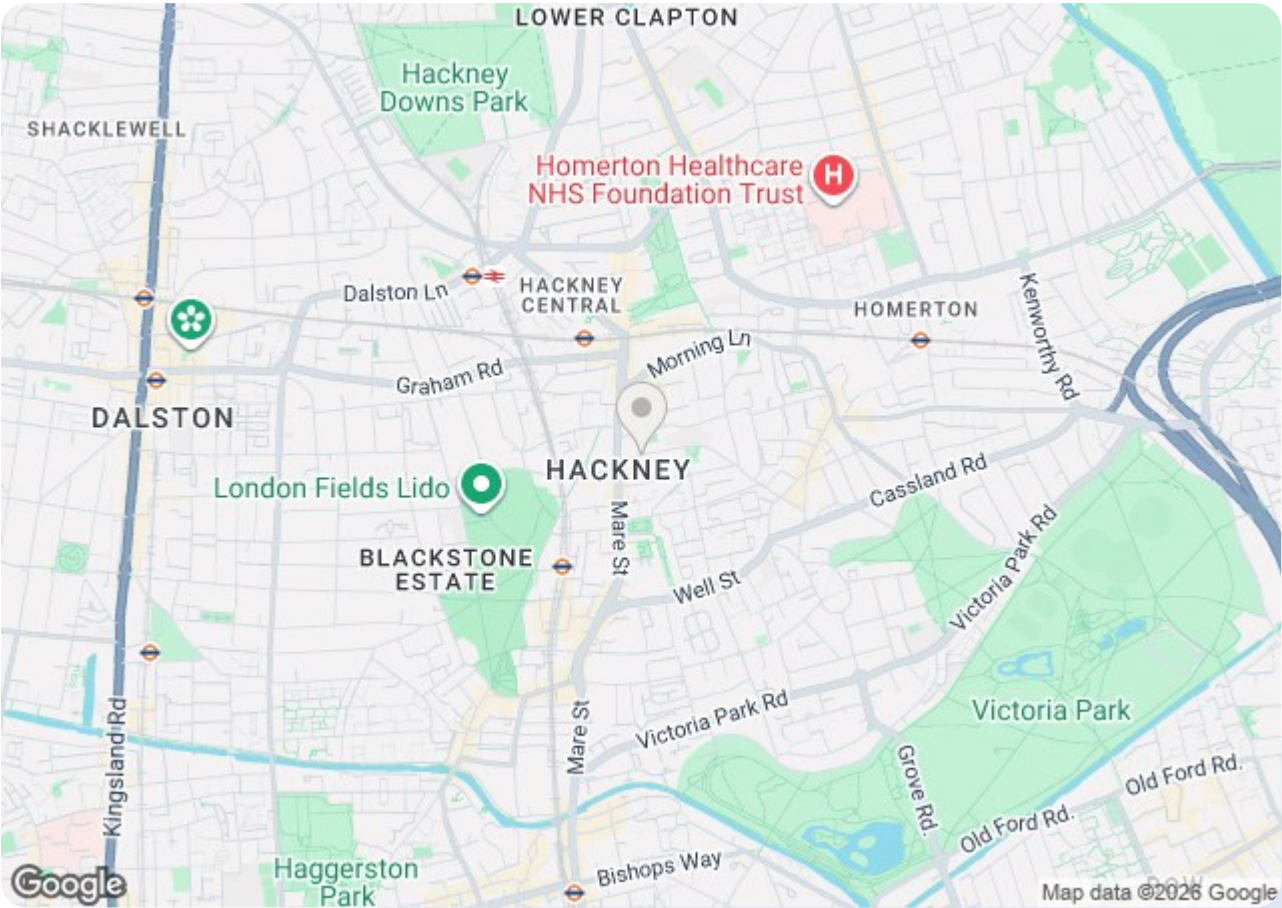
Full of character with tons of original rustic features. Excellent creative space for recording studios (some units are pre-fitted with recording and live rooms), photography studios, art workshops, art galleries, architect offices, gym and fitness studios, yoga studios etc. The building is adjacent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

Rental - £1500 pcm
Deposit - £1400
Floor Size - 850 Sqft Approx
Commercial Use Class - E/B3/B8
EPC - Band C
Business Rates - RV £18000

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



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	

