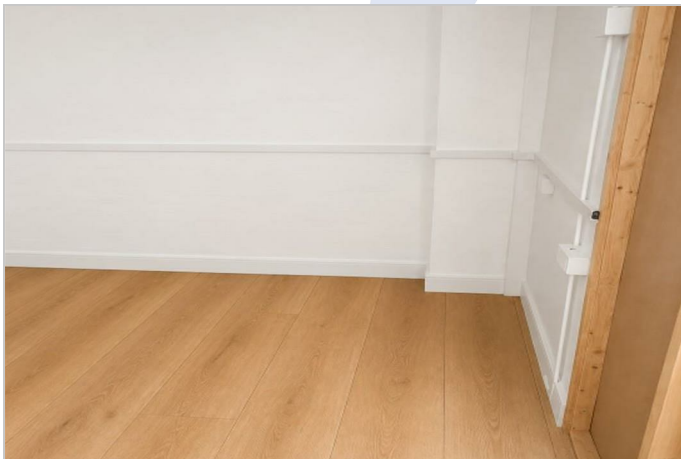


**Unit 1b Darnley Road (One B Unit One B), London, E9 6QH**



**£1,250 Per month**

## Unit 1b Darnley Road (One B Unit One B), London, E9 6QH

\*\*\* ONE MONTH FREE RENT FOR ALL NEW TENANTS \*\*\*

1B Darnley Road (E9) - Unit 1b

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 - £1250 pcm

Deposit - £1250

Floor Size - 450 Sqft Approx

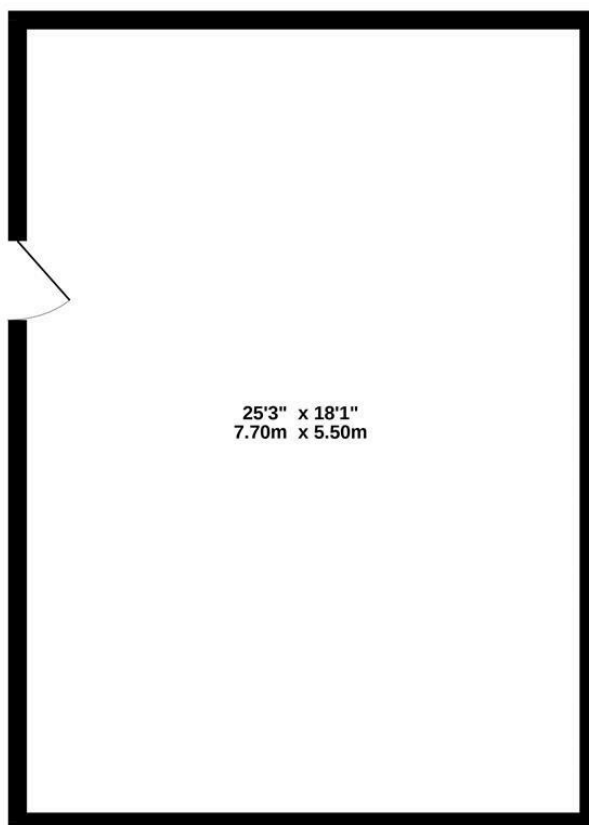
Commercial Use Class - E/B3/B8

EPC - Band C

Business Rates - RV £13000

NB - Tenants are responsible for monthly rental payments, metered electric & business rates (If applicable to the unit and/or business) & commercial waste management. If the unit has access to water & waste then a small service charge will be applicable.

UNIT 1B (GROUND FLOOR)  
457 sq.ft. (42.5 sq.m.) approx.



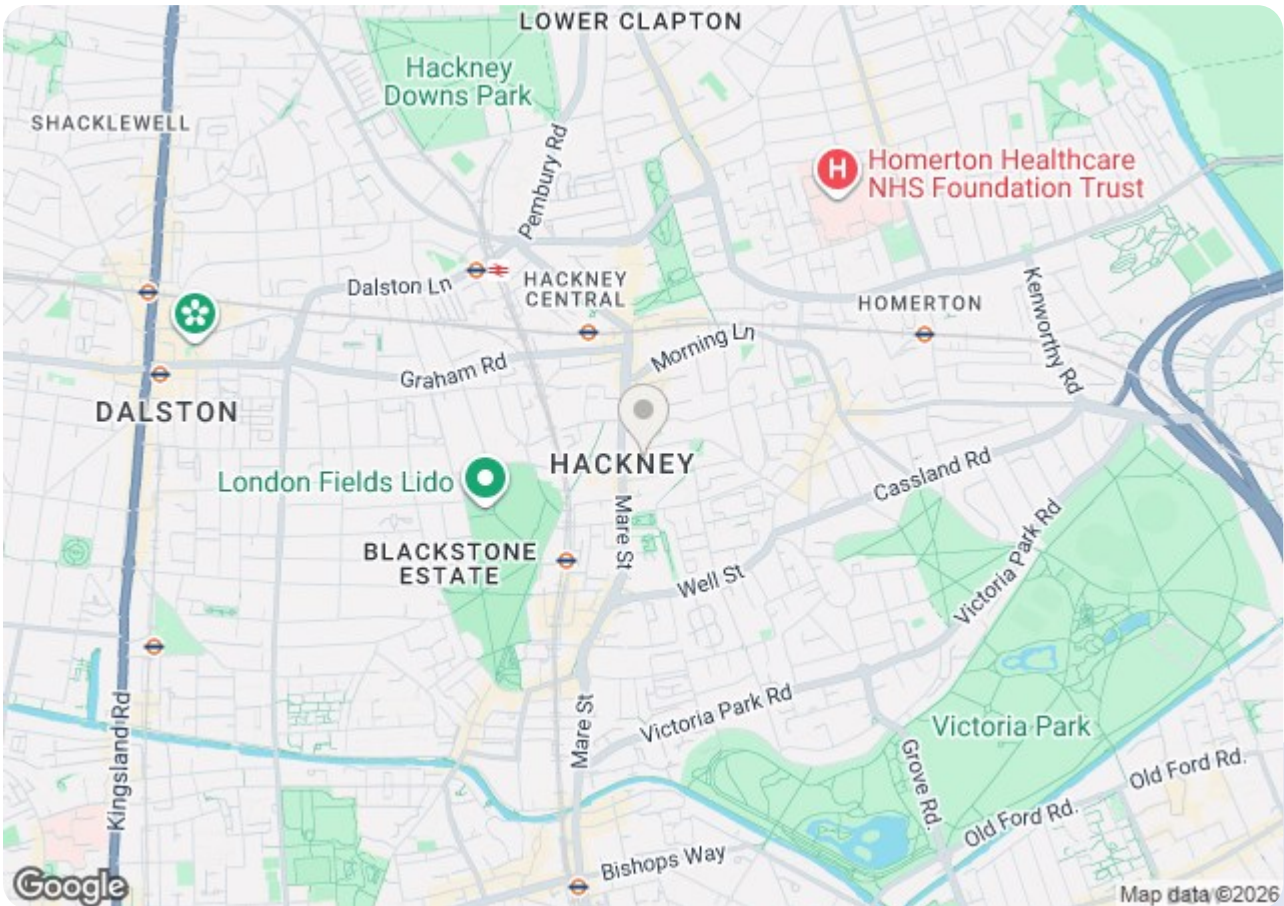
STEPHEN HOUSE 1B DARNLEY ROAD LONDON E9 6QH (UNIT 1B)


TOTAL FLOOR AREA: 457 sq.ft. (42.5 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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 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



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

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