



**STIRLING  
ACKROYD**

**TO LET**

**Parkhaus, 1A Downs  
Road, Clapton, London,  
E5 8QJ**

8,728 sq ft

Authorised Treatment  
Facility (AFT) Unit at  
exceptionally low Rent of  
£8.00 per square foot

[stirlingackroyd.com](http://stirlingackroyd.com)



---

## Description

Brand new ATF (Authorised Treatment Facility) recently completed within the new Parkhaus development available at an exceptionally low rent of £8.00 per square foot.

The Property comprises a standalone unit which benefits from its own self-contained vehicular entrance at Ground Floor level with an Office/Reception on Lower Ground Floor level and an expansive main working area in the acoustically treated basement which has a generous ceiling height of 9 metres.

The facility has Sui Generis (ATF - Disposal of End of Life Vehicles) Use Class and there is a legal requirement for a very low rent on this basis, however, the unit is also suitable and available for a range of other Industrial or Commercial uses at Market Rent rates.

---

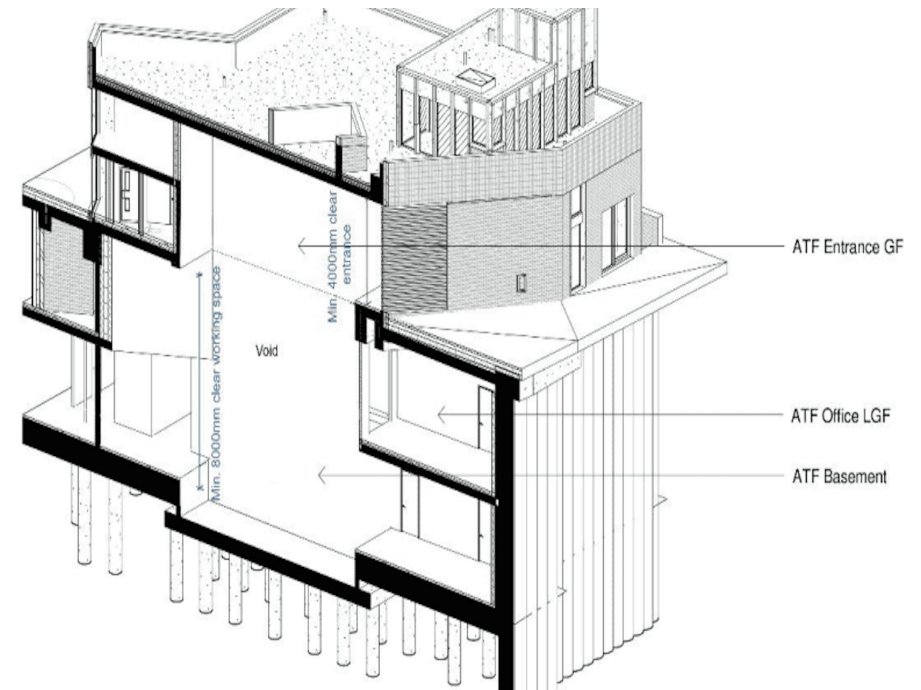
## Location

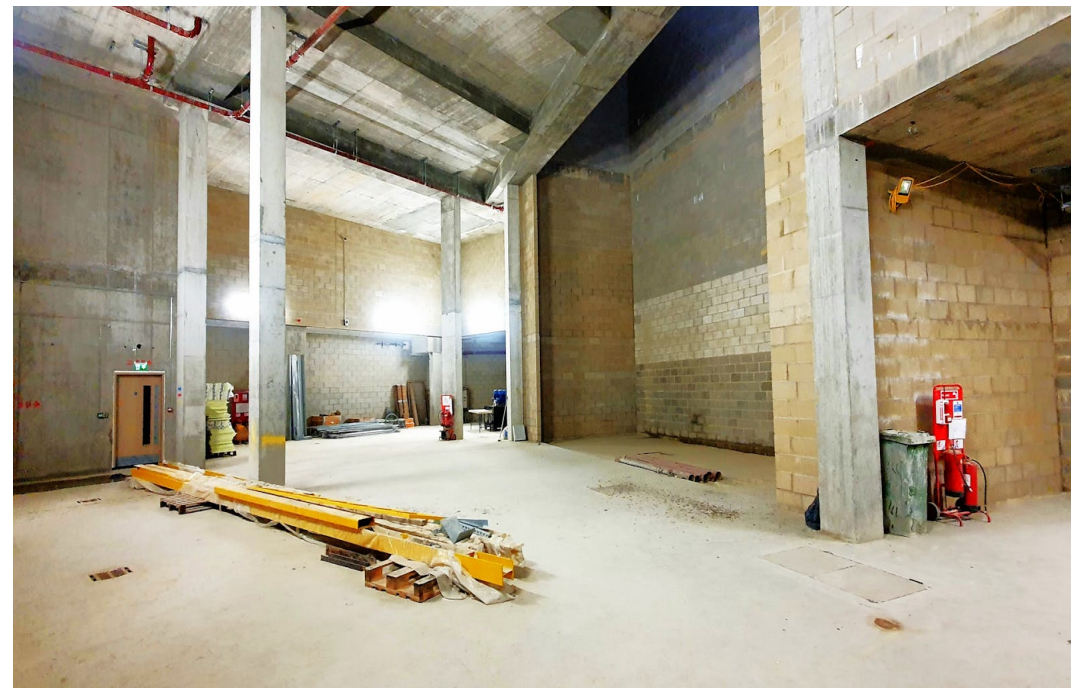
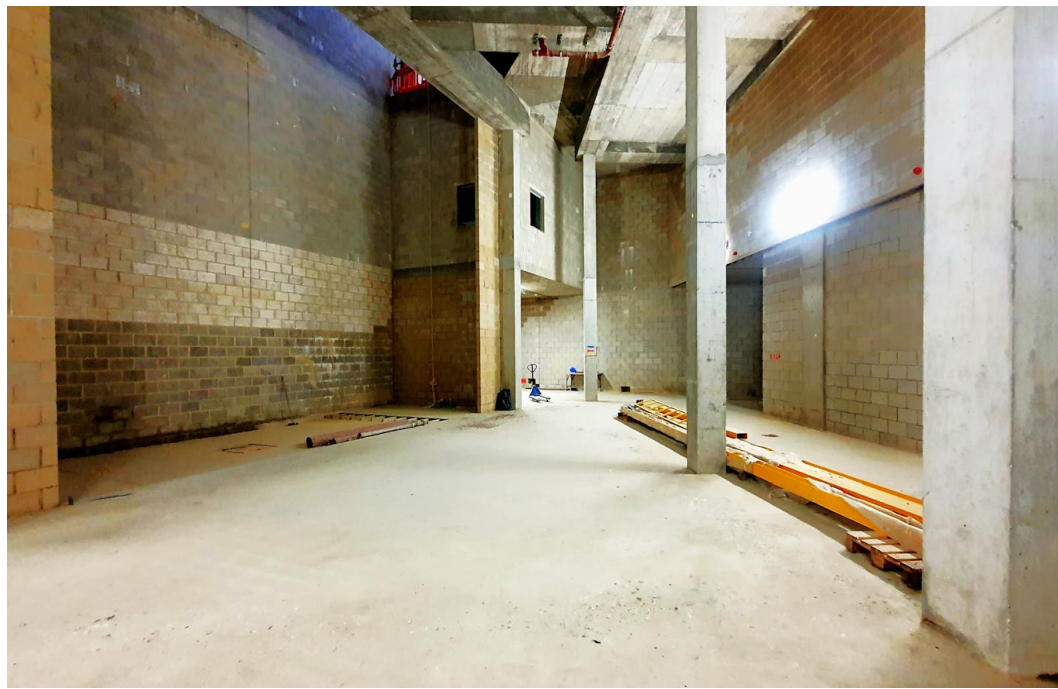
The commercial unit forms part of the brand new development Parkhaus located on Downs Road directly opposite Hackney Downs Park, situated between Rectory Road and Rendelsham Road. Rectory Road leads to Manse Road (A10) to the North providing links to the City and Rectory Road Station (Overground). Hackney Downs Station (Overground & Railway) are both a short walk away providing public transport links to Liverpool Street and Central London.

---

## Key points

- Ceiling height of 9 metres
- Loading facilities
- Office/reception
- Passenger lift
- Self-contained entrance
- Three phase electricity supply
- 24-hour access
- Vehicle Lift





## Rents, Rates & Charges

Lease	New Lease
Rent	£69,750 - £174,500 per annum £69,750.00 per annum exclusive - Authorised Treatment Facility or £174,500.00 per annum exclusive - Commercial Use. The lower Rent for the ATF is a legal requirement.
Rates	Interested parties should make their own enquiries with the Local Authority (London Borough of Hackney).
Service Charge	£4.86 per sq ft
VAT	Applicable
EPC	On application

## Viewing & Further Information



**Nicholas Westray**  
020 3967 0103  
07932 707 071  
nwestray@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 09/07/2024