



**STIRLING
ACKROYD**

TO LET

**Unit 1, 14 - 16 Rowe
Lane, London, E9
6EL**

807 sq ft

Lower Clapton /
Homerton B1 office space
pre-let opportunity



stirlingackroyd.com

Description

The commercial unit forms part of a new mixed-use development and is ideally located just off the busy Urswick Road and Lower Clapton Road. The Landlord will consider a complete refurbishment of the space or hand-over in shell and core condition.

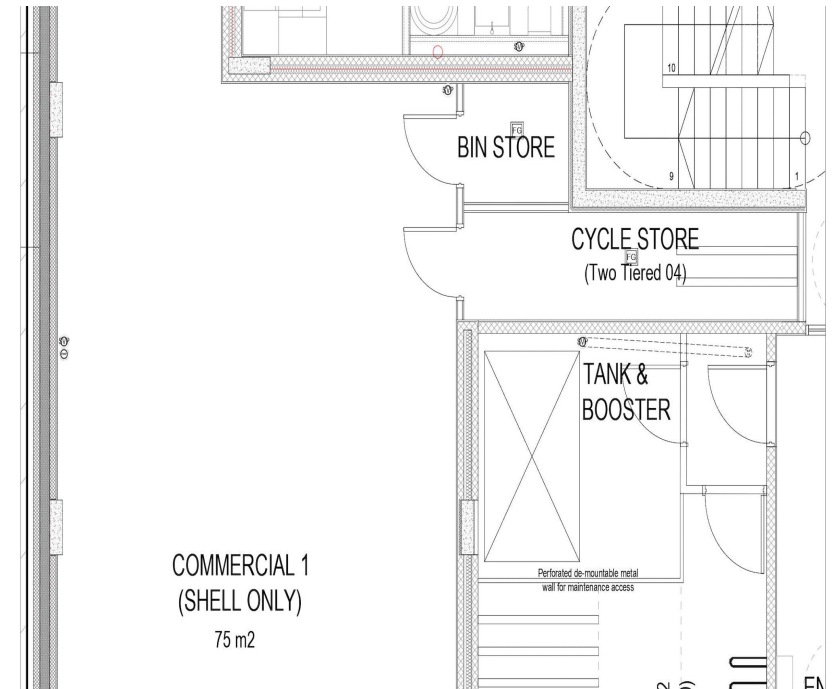
Location

Rowe Lane is located just off Urswick Road (A102), amongst the historic houses of Sutton Place and Clapton Square. There are gardens and a playground in the adjacent Saint-John-at-Hackney Churchyard. Rowe Lane allows for easy access to Homerton, Clapton, Mare Street and Chatsworth Road.

Bus routes are available on Urswick Road and Homerton London Overground Station is within a 10-minute walk.

Key points

- Ground floor - 807 square feet
- Attractive location
- Open-plan layout
- Ground floor units
- Flexible layout and refurbishment options
- Complete refurbishment considered
- In shell and core condition
- Close to Homerton London Overground Station



Rents, Rates & Charges

| | |
|----------------|-------------------|
| Lease | New Lease |
| Rent | £24,000 per annum |
| Rates | On application |
| Service Charge | On application |
| VAT | To be confirmed |
| EPC | B (44) |

Viewing & Further Information



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