



STIRLING
ACKROYD

TO LET

**171 Morning Lane,
London, E9 6LH**

1,497 sq ft

**Hackney Warehouse /
studio space**



VIDEO TOUR

stirlingackroyd.com



Description

This unit does not have any retail frontage - entrance is via a single door which leads to the ground floor warehouse / studio area - Please review the floor plan.

New five year lease term is available directly from the Landlord on a minimum three month rent deposit, and rent will be due quarterly in advance.

The unit is ideal for a variety of office/studio/warehouse occupiers and benefits from easy access to the shops, bars, cafes and restaurants in close proximity in Hackney Central and the Hackney Fashion district. Situated close to the Burberry factory outlet and Mare Street, the unit further benefits from a high volume of passing vehicle traffic.

Location

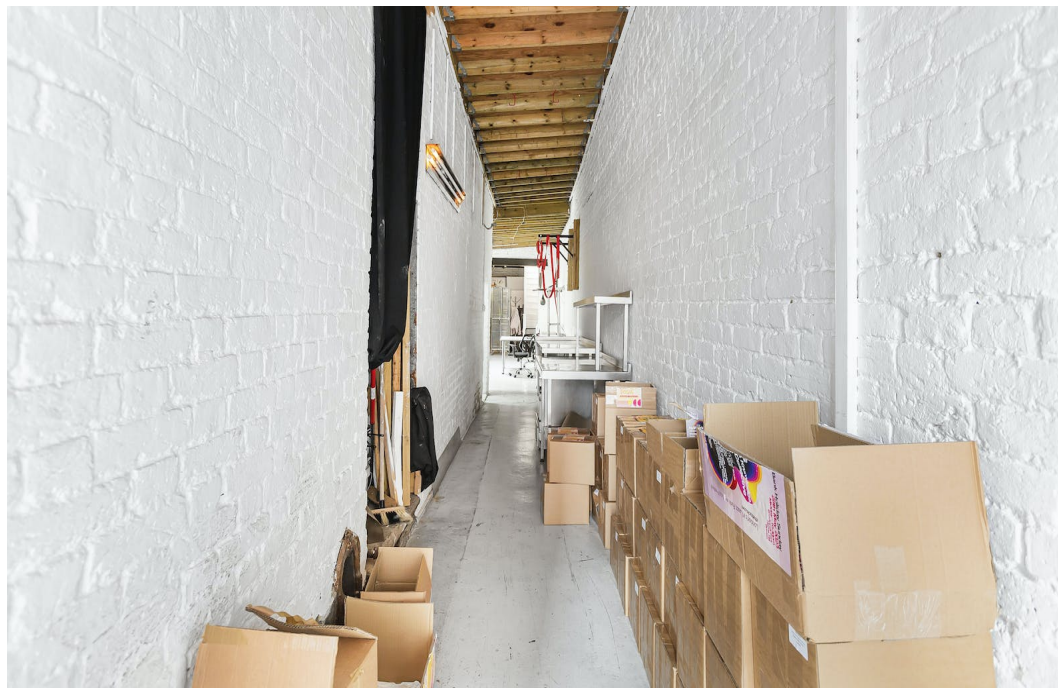
Located at the mid section of Morning Lane (B113) - just west of the junction with Ponsford Street.

Hackney Central London Overground station is within 7 minutes walking distance.

Key points

- Ground floor area - 968 square feet
- First floor area - 529 square feet
- Central Hackney location
- New five year lease term
- £30,000 per annum exclusive of rates
- Warehouse / office opportunity
- High volume of passing vehicle traffic
- Hackney Central Station is within seven minutes' walk





Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	D (77)

Viewing & Further Information



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