



**TO LET**

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

**977 sq ft**

**Bright ground floor  
offices in Hackney**



**VIDEO TOUR**

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## Description

Comprising a ground floor office with direct access off Morning Lane. The unit would be of particular interest to local charities and businesses, with potential for signage/branding on the multiple windows.

Comprising three rooms plus lobby, kitchen and wheelchair accessible WC, the space has exceptional natural light with full height windows in all spaces.

NB - unit will be cleared prior to letting

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## Location

Situated on Morning Lane very close to the junction with Chatham Place and being directly opposite the Hackney Walk arches, just a short walk to Mare Street/Hackney Central Station.

There is a plethora of cafes and shops nearby including the Tesco supermarket and Burberry Warehouse.

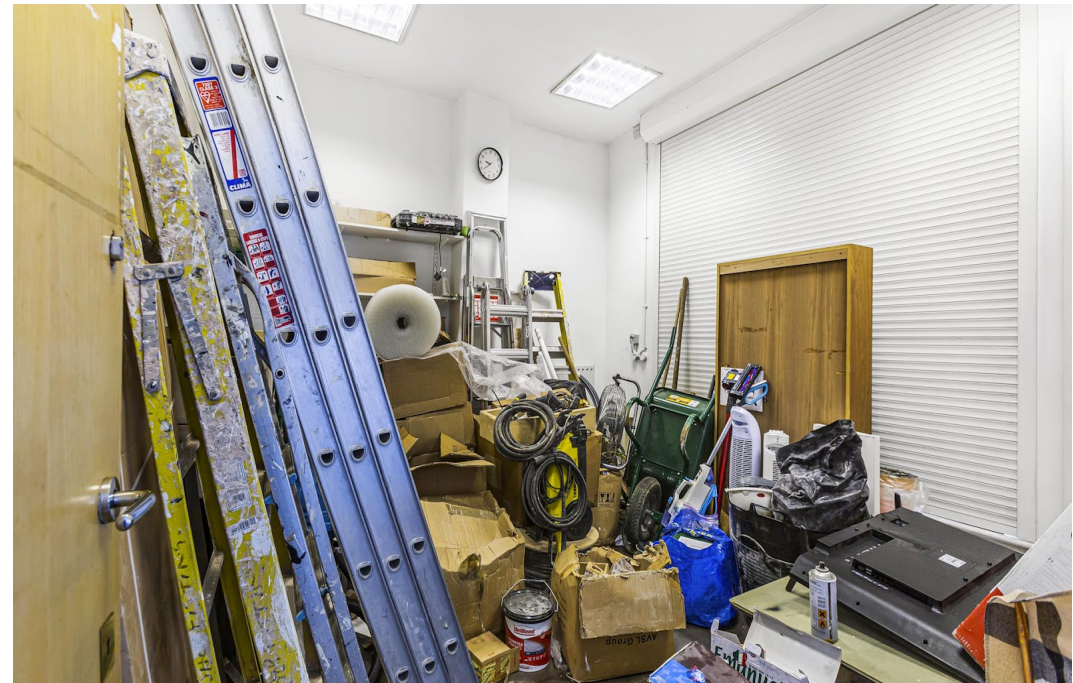
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## Key points

- Ground floor unit - 977 square feet
- wood effect flooring
- exceptional natural light
- electric security shutters
- parking by separate arrangement
- DDA compliant
- Great space for charities
- Wheelchair accessible WC





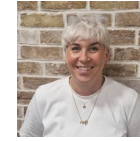




## Rents, Rates & Charges

Lease	New Lease
Rent	£25.00 per sq ft
Rates	£14.15 per sq ft
Service Charge	£750 per annum to be confirmed
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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