

# TO LET

116 Morning Lane, London, E9 6LH

977 sq ft

Bright ground floor offices in Hackney

VIDEO TOUR



### 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

## Location

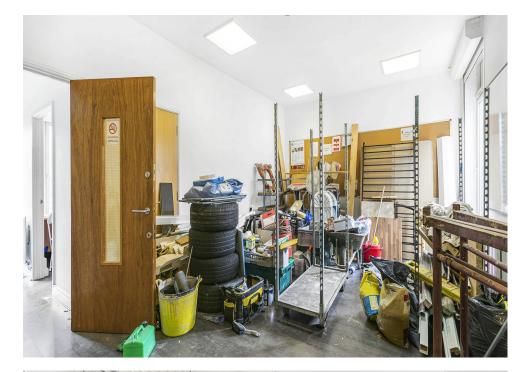
Situated on Morning Lane very close to the junction with Chatham Place and being directly opposite the Hackney Walk arches, just a short walk to Mare Street/Hackney Central Station.

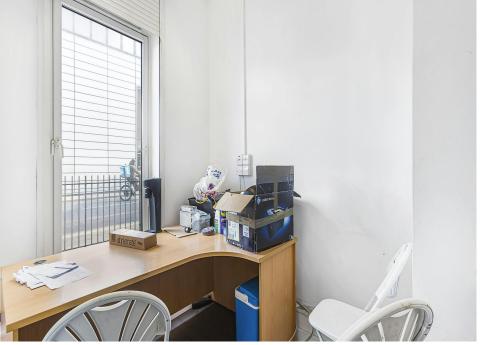
There is a plethora of cafes and shops nearby including the Tesco supermarket and Burberry Warehouse.

# 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

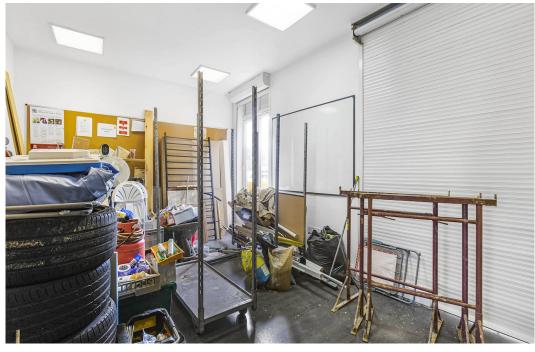




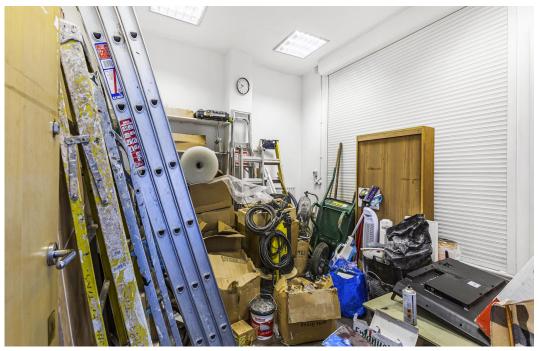
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### Accommodation

Name	sq ft	sq m	Availability
Ground	977	90.77	Available

### Rents, Rates & Charges

Lease	New Lease
Rent	£25 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



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Theo Beckford 0203 911 3666 07584253887 Tbeckford@stirlingackroyd.com

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