



**STIRLING
ACKROYD**

TO LET

**94-96 Morning Lane,
London, E9 6LH**

2,863 sq ft

**Self-contained corner
building in heart of
Hackney design district.**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising a self-contained building over ground, first and second floors on the corner of Morning Lane and Chatham Place, the property is currently multi use, having retail on the ground floor and various workshops and studios on the upper floors. The spaces are very versatile with each room having good natural light.

Location

A great location being close to Mare Street and Hackney Central train Station, Tesco Supermarket is also on the same road as well as Burberry warehouse and Nike Outlet. The area has a good footfall.

Key points

- Ground floor - 886 square feet
- First floor - 934 square feet
- Second floor - 1,042 square feet
- Prominent corner building with attractive facade
- Retail ground floor
- Various workspaces on upper floors
- Excellent natural light throughout
- Good footfall





Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Rates	£4.34 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	F (128)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

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