



**STIRLING
ACKROYD**

TO LET

**Parkhaus, 1A Downs
Road, Clapton, London,
E5 8QJ**

183 to 3,552 sq ft

New Commercial Units
arranged over Ground
and Lower Ground Floors
suitable for a variety of
uses including Office,
Retail and Leisure.

stirlingackroyd.com



Description

New Commercial Units arranged over Ground and Lower Ground Floors suitable for a variety of uses including Office, Retail and Leisure.

Location

The commercial units form part of the brand new development Parkhaus located on Downs Road directly opposite Hackney Downs Park, situated between Rectory Road and Rendelsham Road. Rectory Road leads to Manse Road (A10) to the North providing links to the City and Rectory Road Station (Overground). Hackney Downs Station (Overground & Railway) are both a short walk away providing public transport links to Liverpool Street and Central London.

Key points

- Office/reception
- Passenger lift
- Self-contained entrance
- 24-hour access
- Suitable for a variety of uses including industrial, office, gym and leisure
- Close to transport links
- Lower ground and ground floor
- New development





Rents, Rates & Charges

Lease	New Lease
Rent	£14,000 - £105,000 per annum
Rates	Interested parties should make their own enquiries with the Local Authority (London Borough of Hackney).
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



Nicholas Westray
020 3967 0103
07932 707 071
nwestray@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 16/08/2024