



Old Mill House & The Studio

1-2 Furrow Lane, London, E9 6JS

**For Rent - Temporary
license available (up to 6
months).**

1,754 sq ft
(162.95 sq m)

- Temporary License
- Industrial/Storage Use
- Parking Onsite
- Short-Term Opportunity

Old Mill House & The Studio, 1-2 Furrow Lane, London, E9 6JS

Summary

Available Size	1,754 sq ft
Rent	£1,500 per month
Rates Payable	£13,722.50 per annum
Rateable Value	£27,500
Car Parking	Parking space included
VAT	Not applicable
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

A unique and architecturally interesting site comprising an extended former Mill sharing a large courtyard which provides vehicular and pedestrian access from Furrow Lane and secluded private amenity space. The property was formally in Class E (B1) use and comprises ground and first-floor spaces.

Location

Homerton is an increasingly popular East London neighbourhood, just a short walk from Homerton Station and the fashionable Chatsworth Road which has a mix of cafes, bars and boutiques and a popular Sunday market. Victoria Park and the Hackney Marshes are both within a 10 minute walk and an increasing number of gastropubs and upmarket chains have seen the area attract a young and affluent demographic of residential buyers.

Accommodation

The accommodation comprises the following areas:

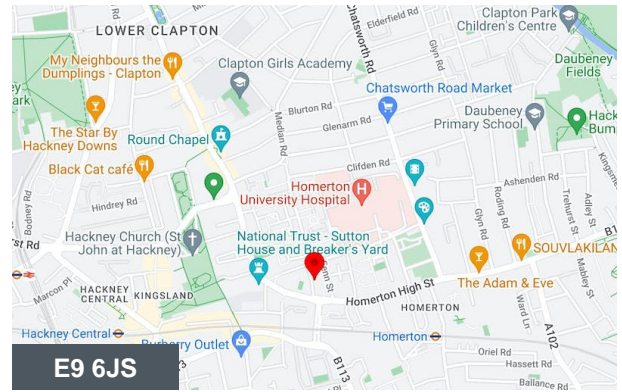
Name	sq ft	Rent	Rates Payable	Availability
Building - Old Mill House & Studio	1,754	£1,500 per month	£13,722.50 /annum	Available
Total	1,754			

Viewings

By prior appointment with the sole agents, Fyfe Mcdade.

Terms

Temporary license available (3-6 months)



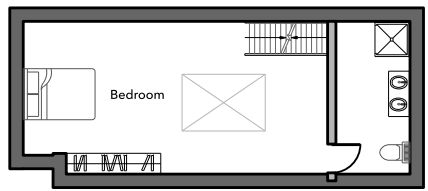
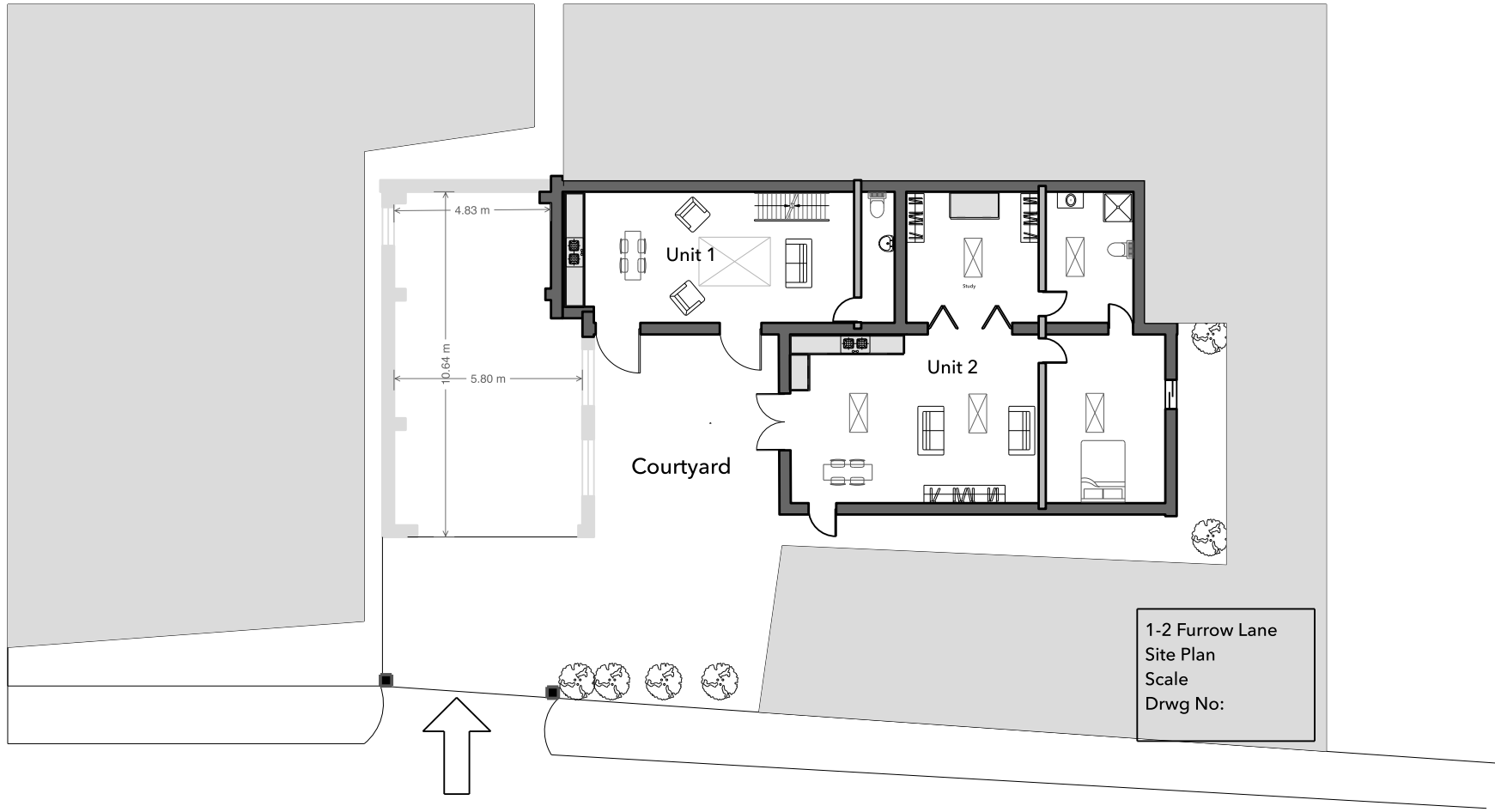
Viewing & Further Information



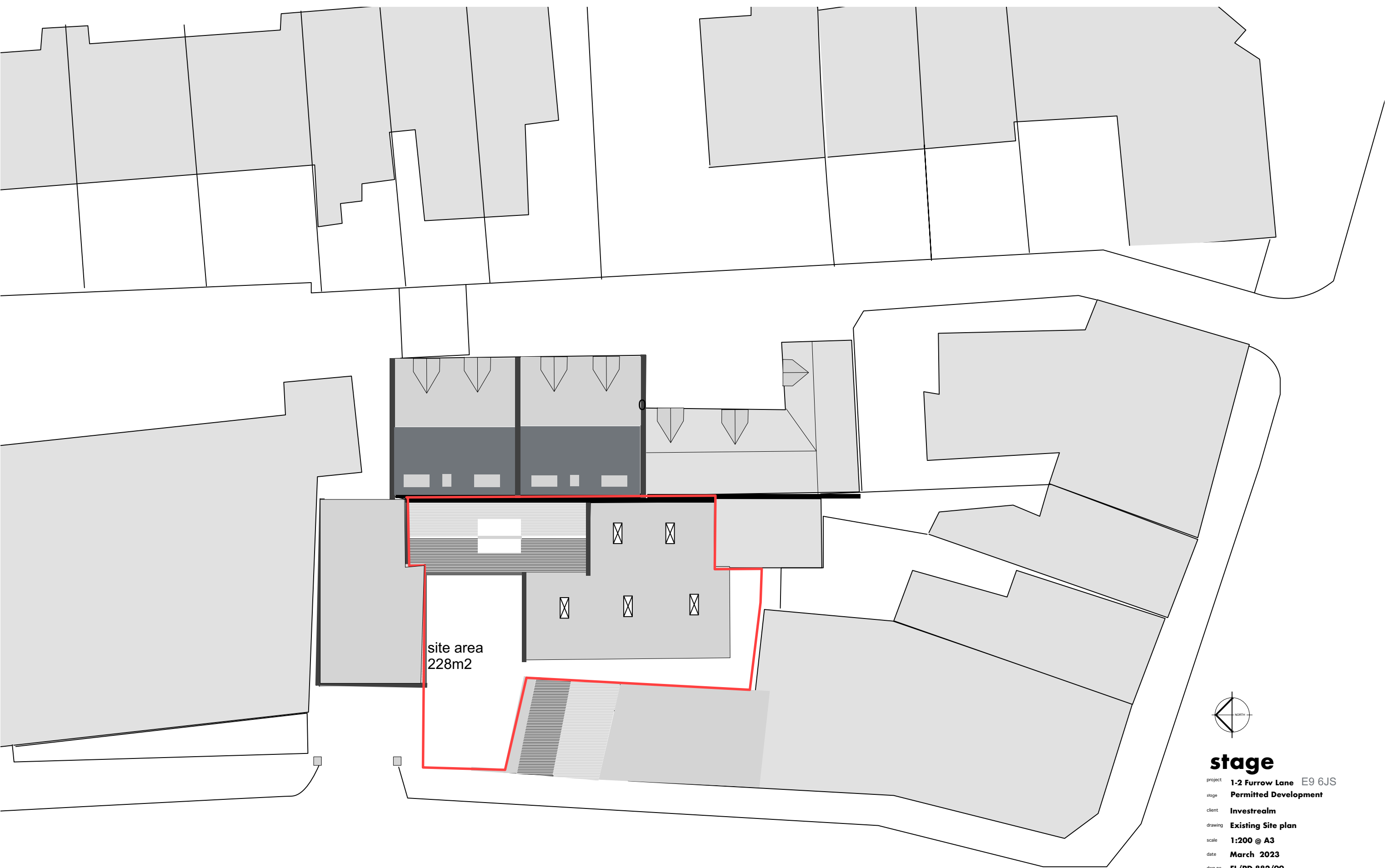
George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



First Floor



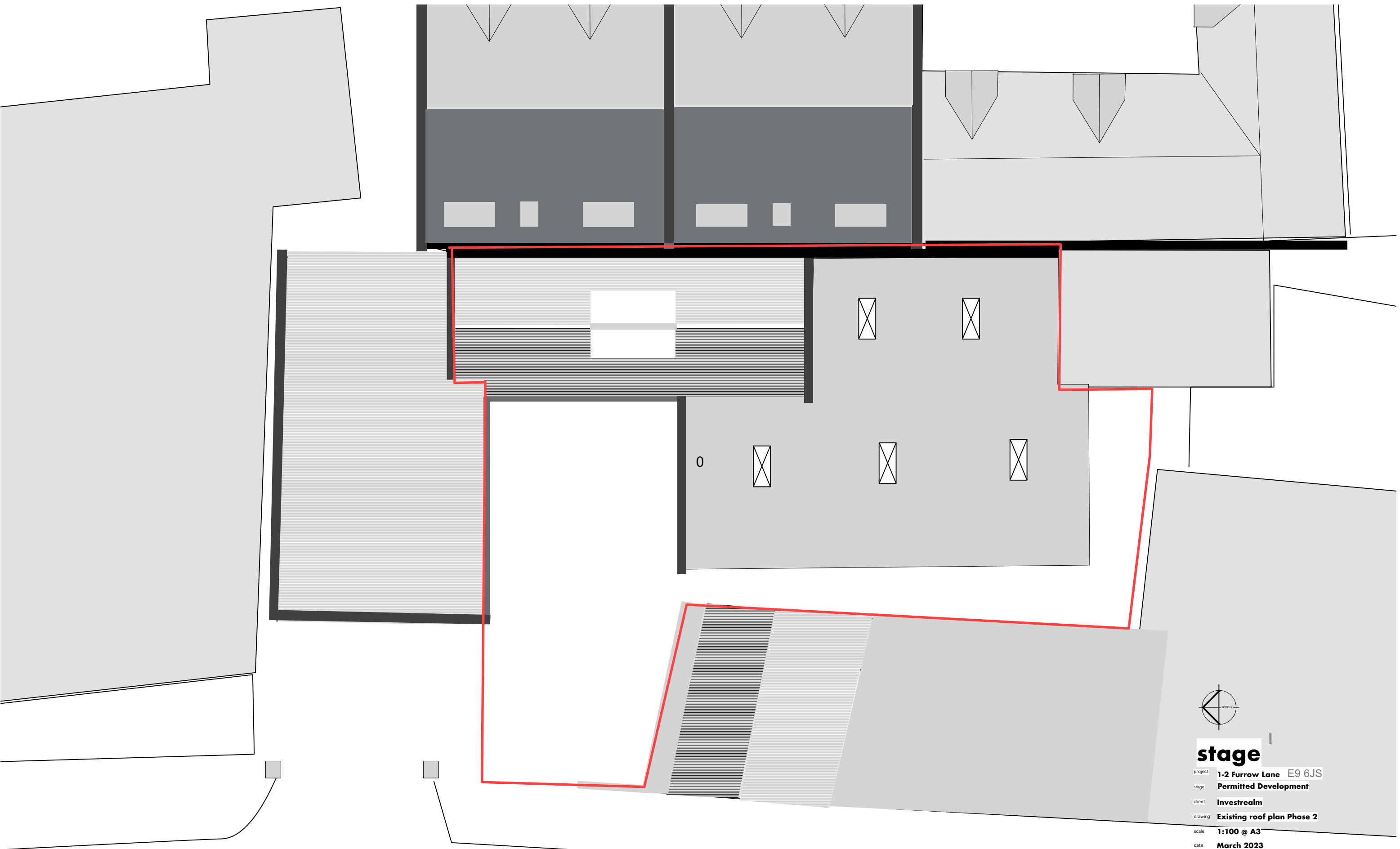
site area
228m2



stage
project **1-2 Furrow Lane E9 6JS**
stage **Permitted Development**
client **Investreal**
drawing **Existing Site plan**
scale **1:200 @ A3**
date **March 2023**
dwg no **FL/PD 882/99**

0 10000 mm

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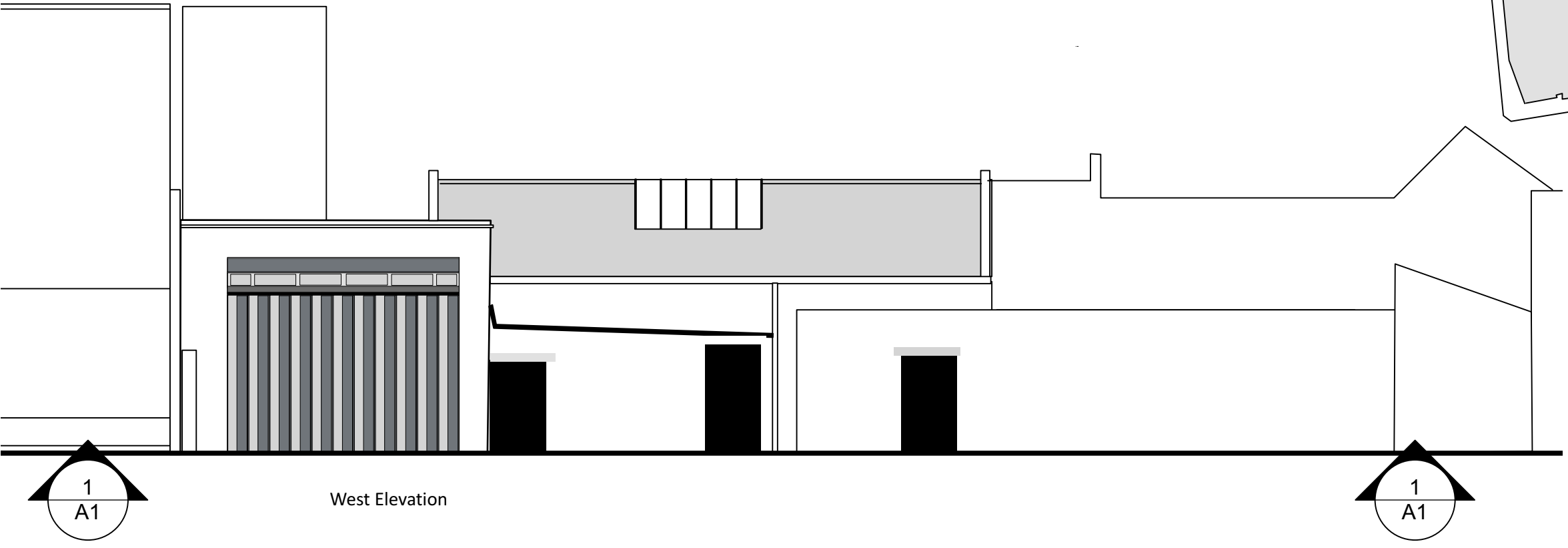
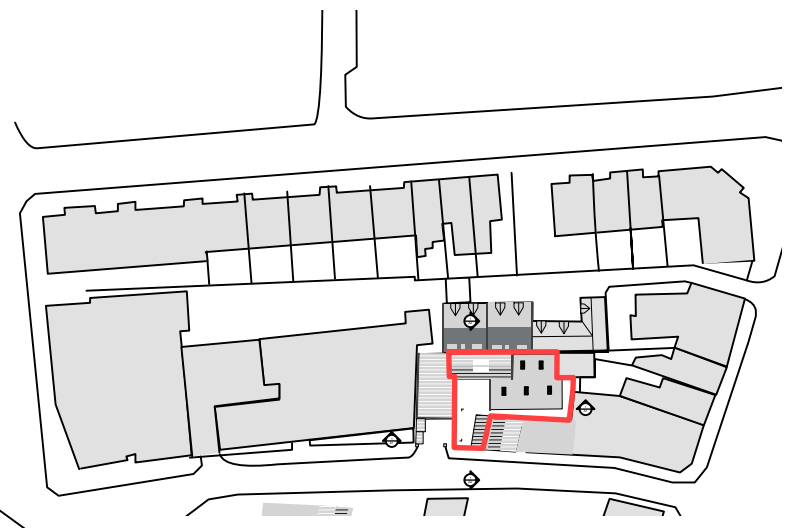
stage

project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Existing roof plan Phase 2**
 scale **1:100 @ A3**
 date **March 2023**
 dwg no **FL/PD 882/101**

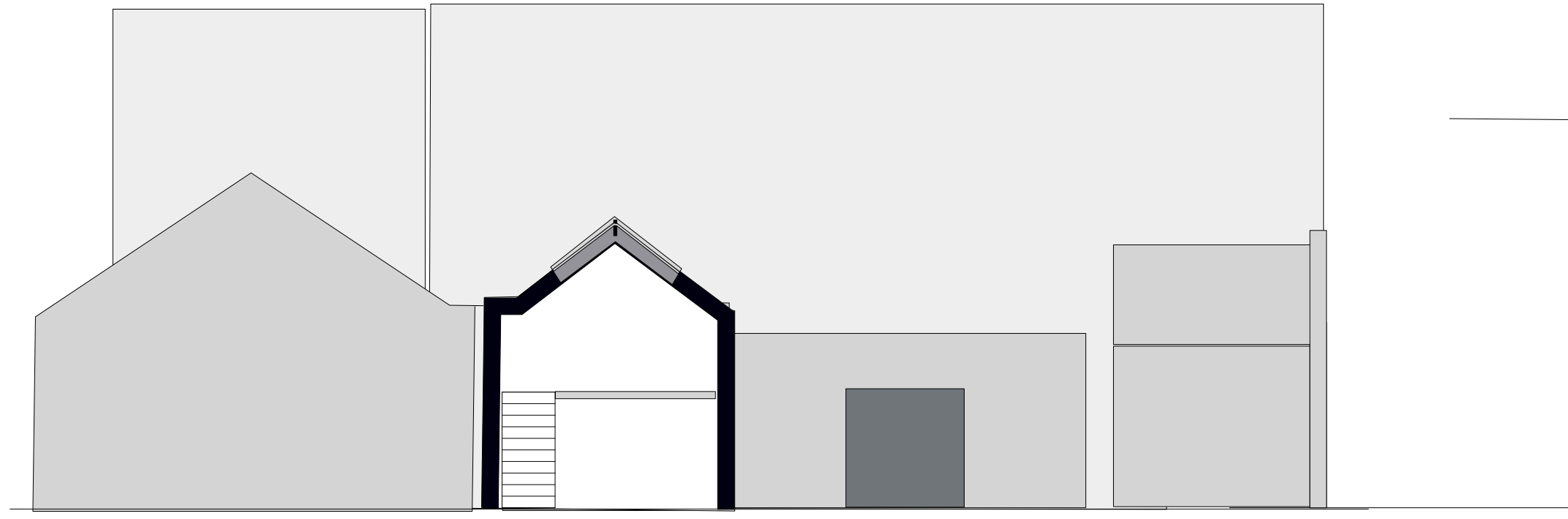


Existing roof plan **cazenove**

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West Elevation

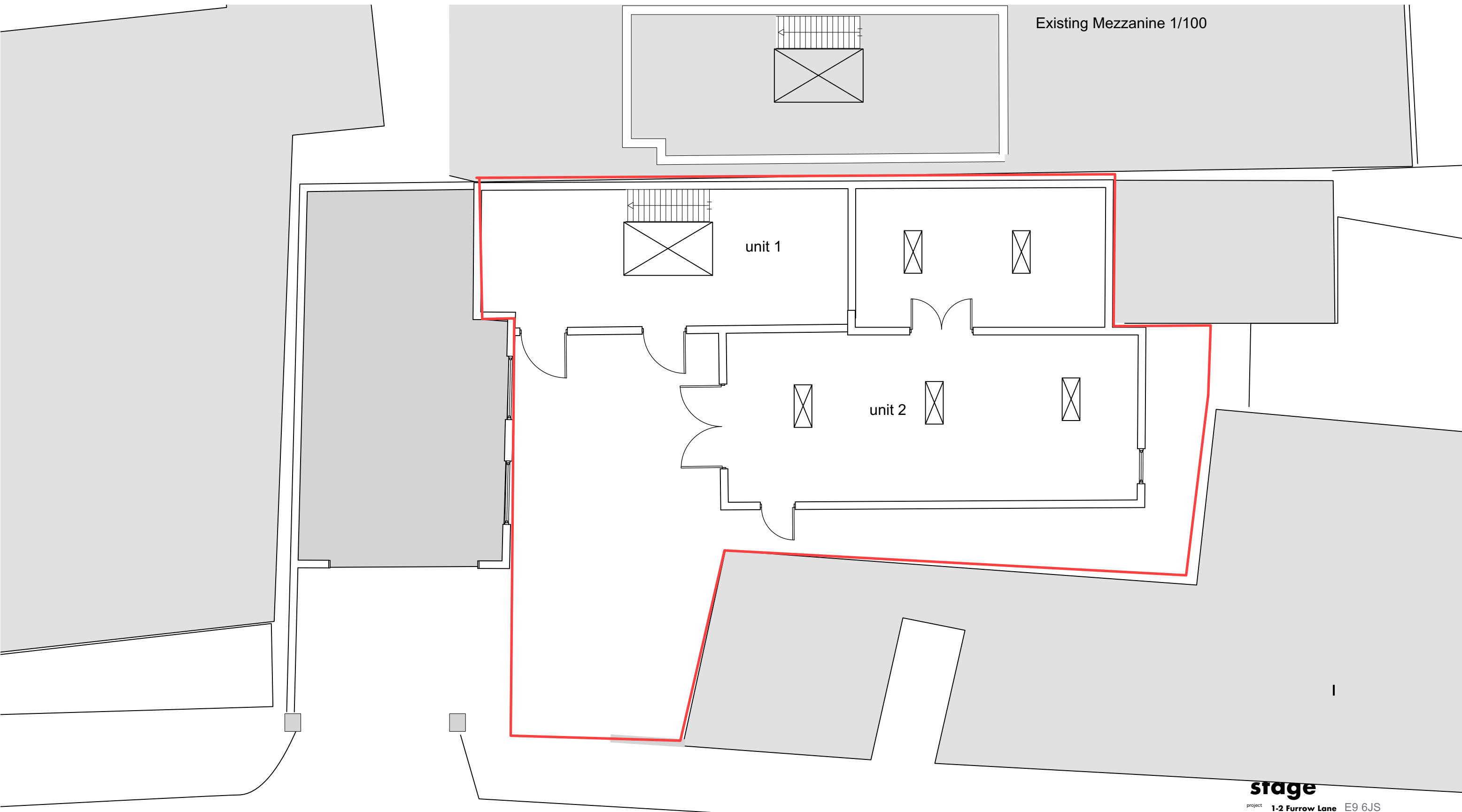


South elevation



project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Existing West and North Elevations Phase 2**
 scale **1:100 A3**
 date **March 2023**
 dwg no **FL/PD 882/102**

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Existing Mezzanine 1/100

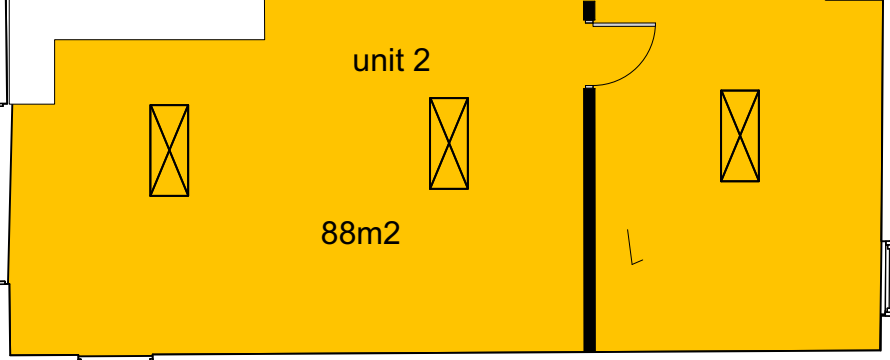
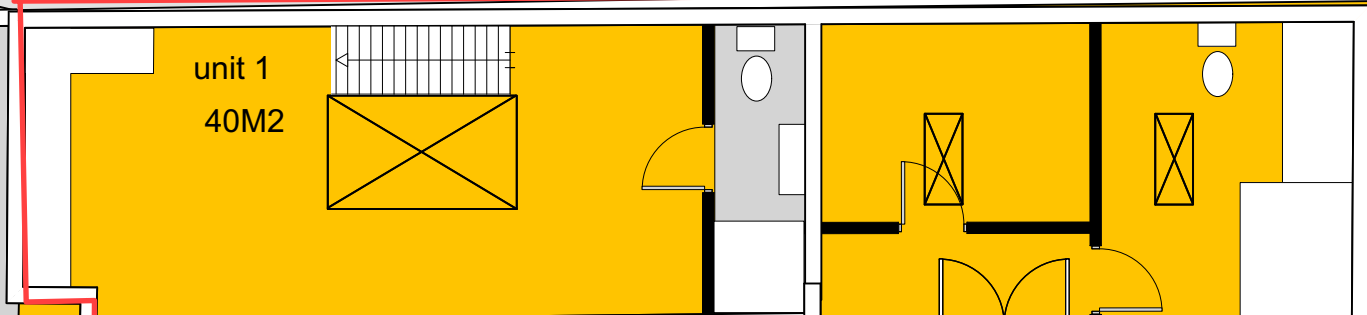
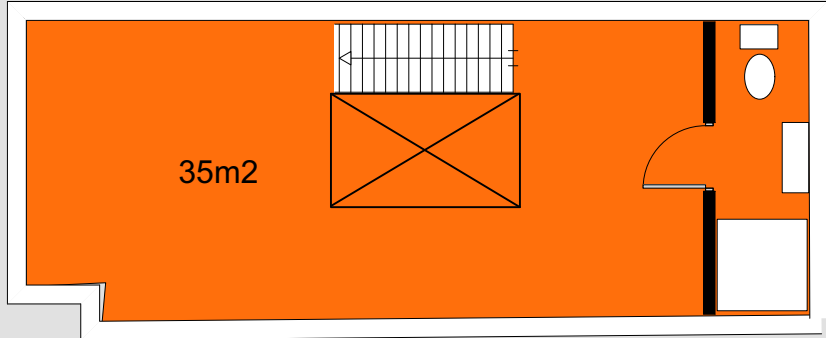
Existing Ground Floor 1/100

stage

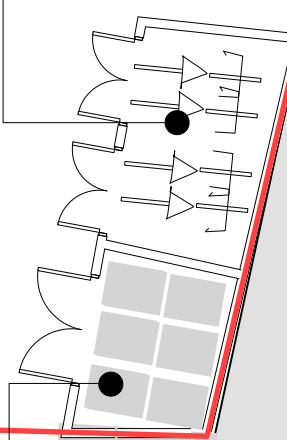
project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Existing Plans Phase 2**
 scale **1:100 @ A3**
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 dwg no **FL/PD 882/100**



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Proposed bike store

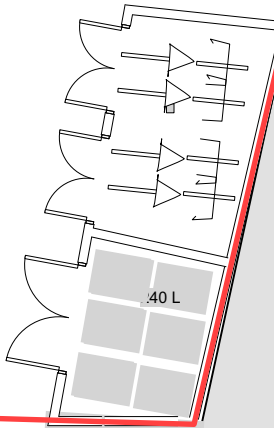
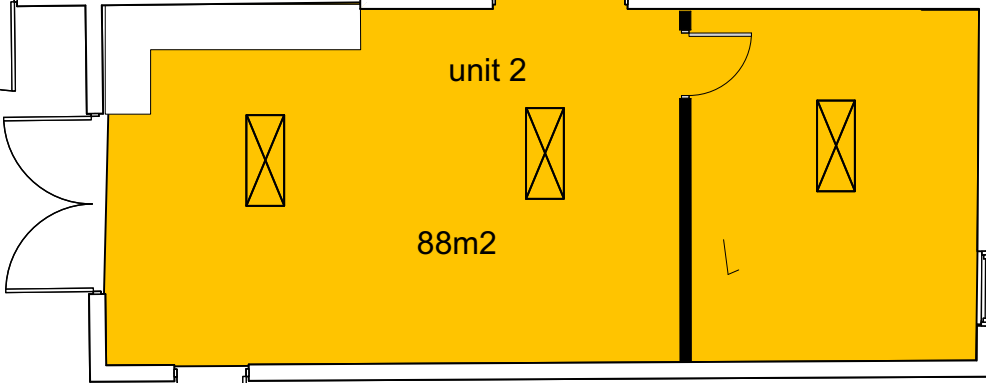
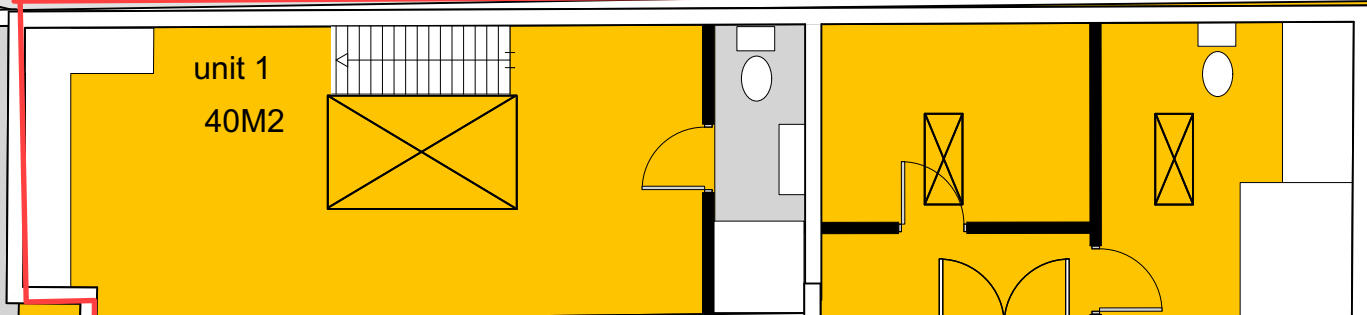
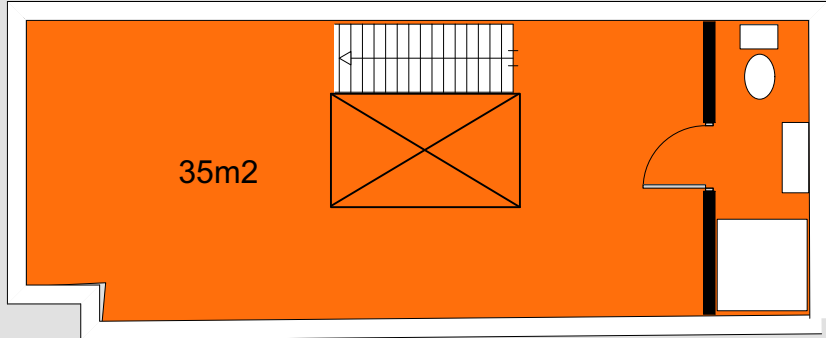


project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Proposed Plans Phase 2**
 scale **1:100 @ A3**
 date **March 2023**
 dwg no **FL/PD 882/200**

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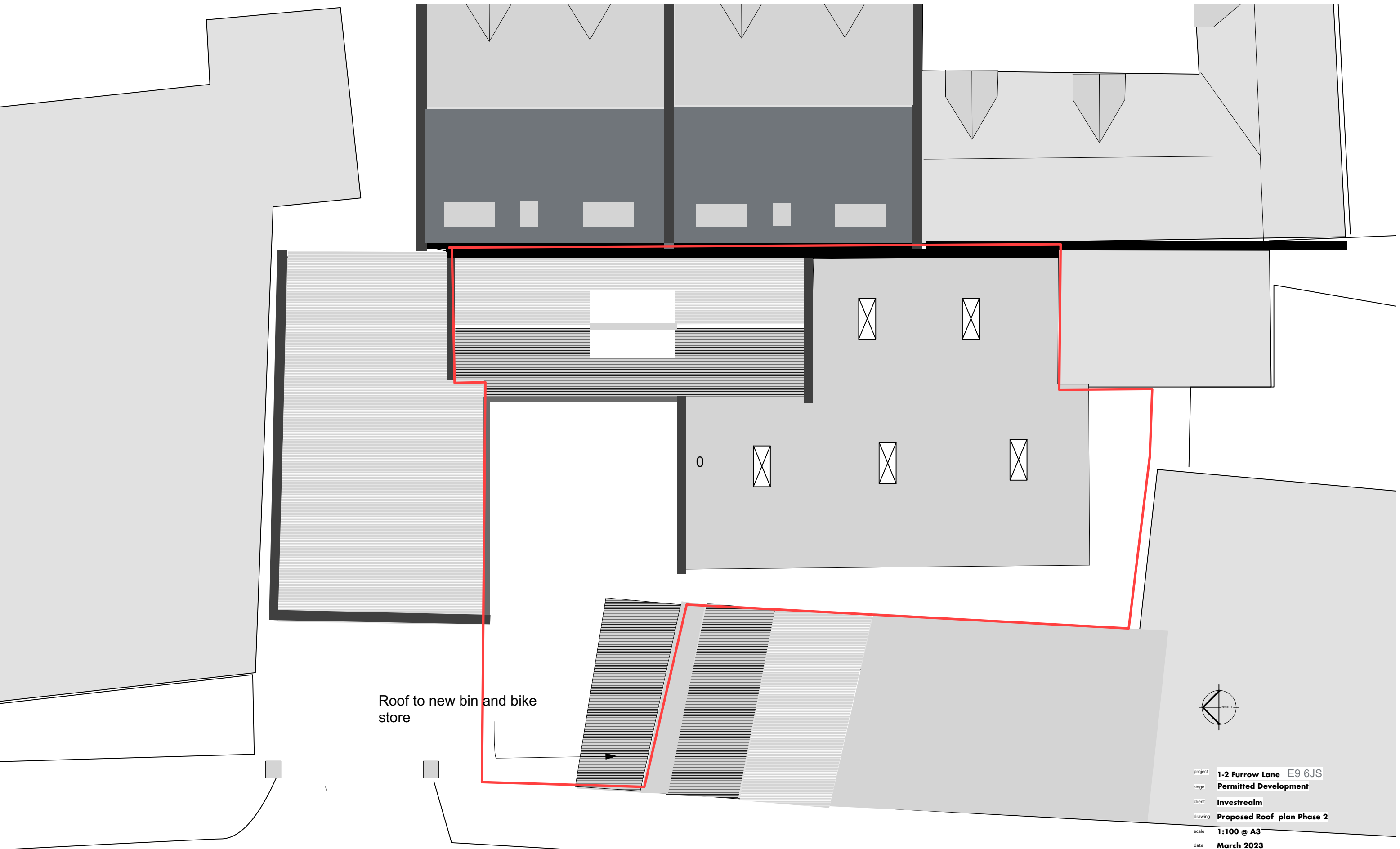


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Roof to new bin and bike store

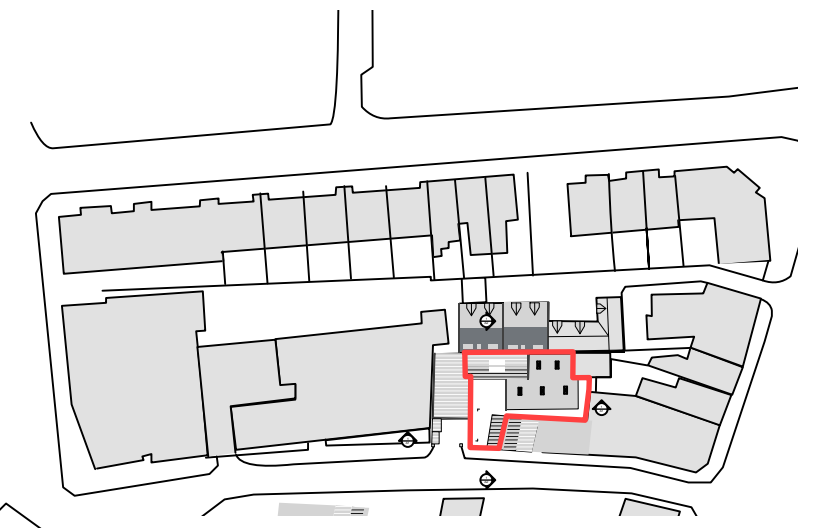


project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Proposed Roof plan Phase 2**
 scale **1:100 @ A3**
 date **March 2023**
 dwg no **FL/PD 882/201**

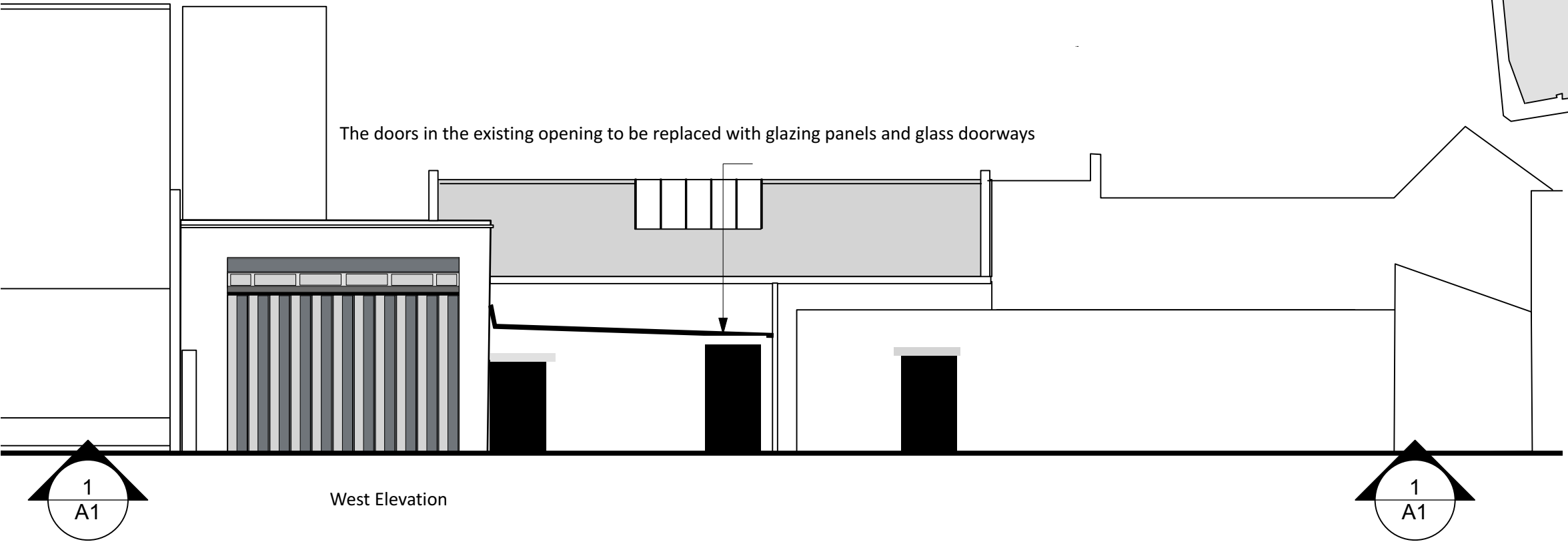
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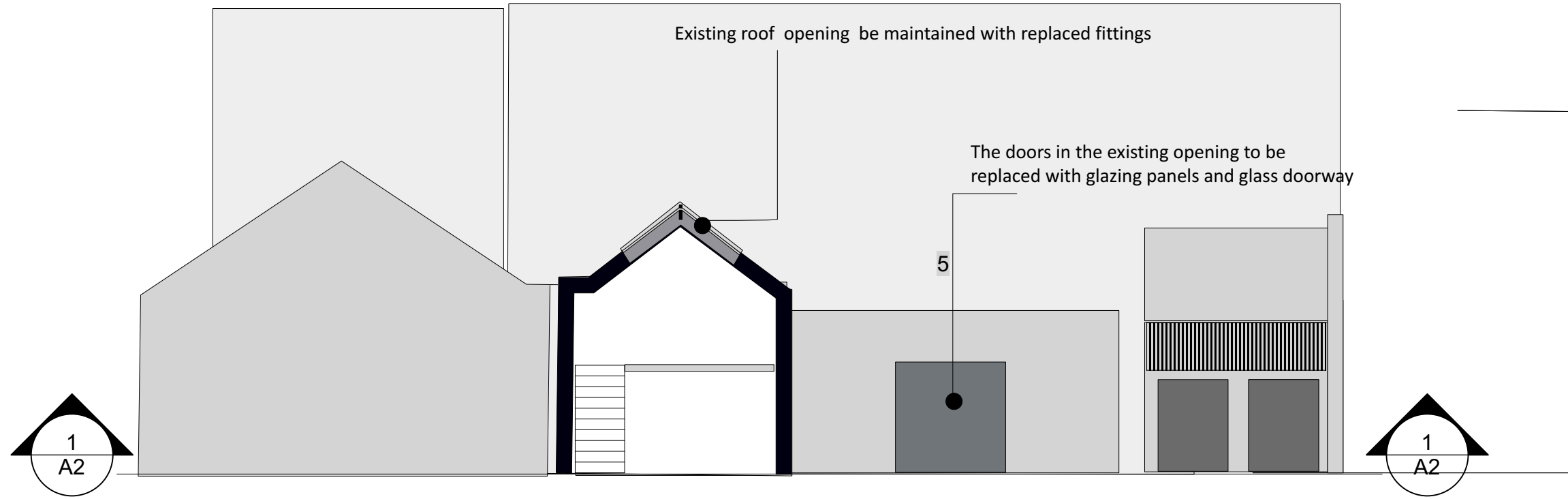
The doors in the existing opening to be replaced with glazing panels and glass doorways



West Elevation

Existing roof opening be maintained with replaced fittings

The doors in the existing opening to be replaced with glazing panels and glass doorway



North Elevation

New bin store and bike store



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stage **Permitted Development**
client **Investrealm**
drawing **Proposed West and North Elevations Phase 2**
scale **1:100 A3**
date **March 2023**
dwg no **FL/PD 882/202**

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