



## Old Mill House & The Studio

1-2 Furrow Lane, London, E9 6JS

**TO LET - 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
- Garage Not Included

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

## Summary

<b>Available Size</b>	1,754 sq ft
<b>Rent</b>	£1,500 per month
<b>Rates Payable</b>	£13,722.50 per annum
<b>Rateable Value</b>	£27,500
<b>Car Parking</b>	Parking space included
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	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:

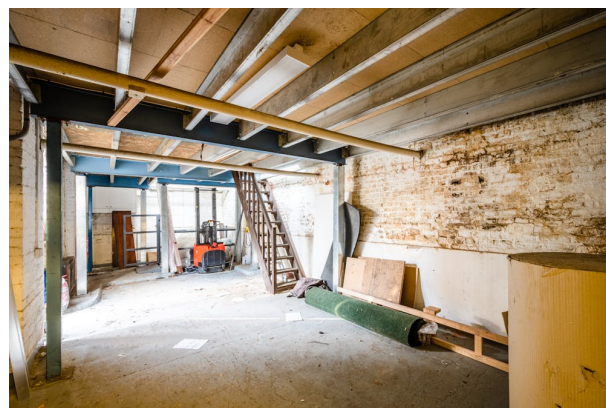
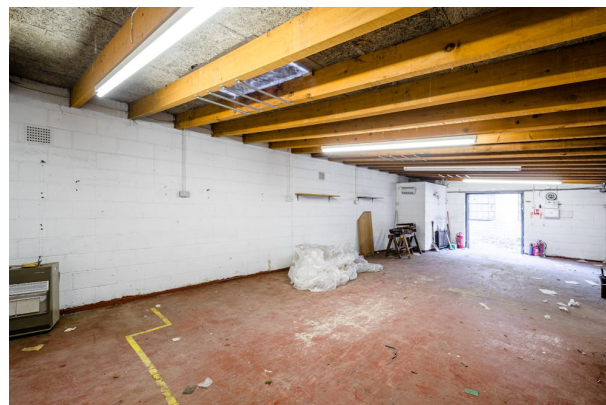
Name	sq ft	Rent	Rates Payable	Availability
Building - Old Mill House & Studio	1,754	£1,500 /month	£13,722.50 /annum	Available
<b>Total</b>	<b>1,754</b>			

## Viewings

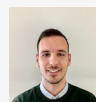
By prior appointment with the sole agents, Fyfe Mcdade.

## Terms

Temporary license available (3-6 months)



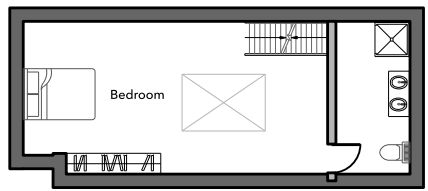
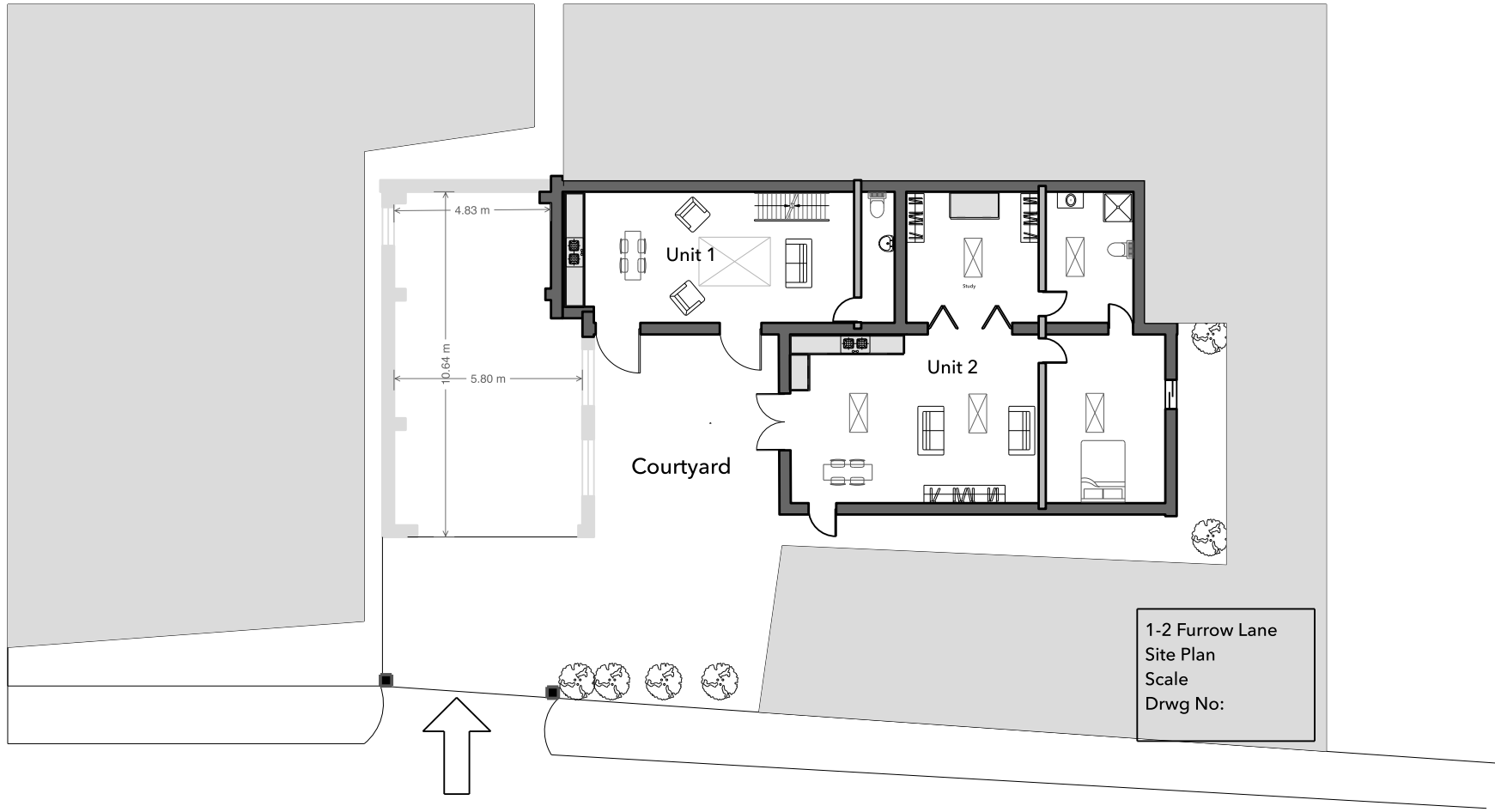
## Viewing & Further Information



**George Sarantis**

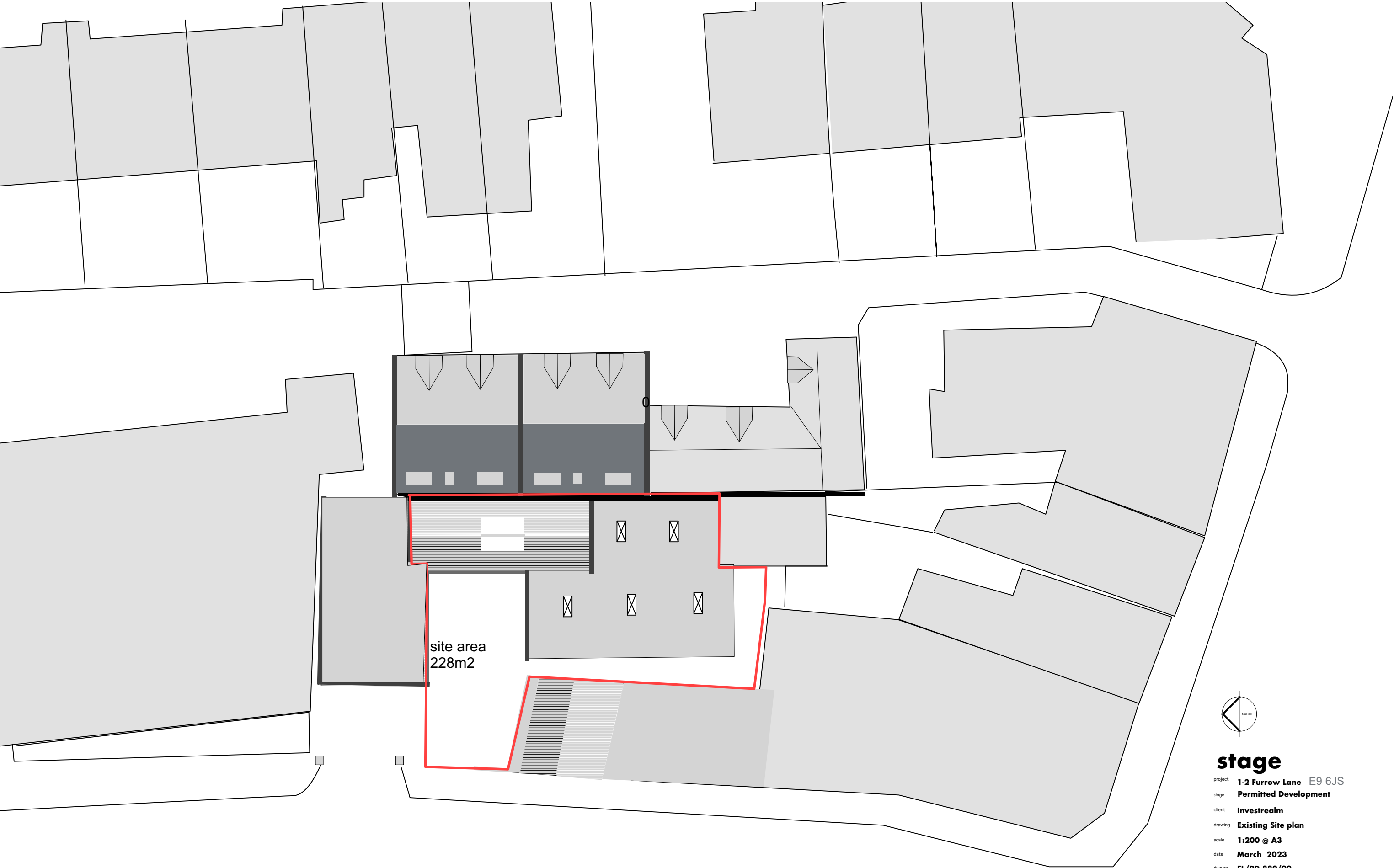
020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



First Floor





site area  
228m2

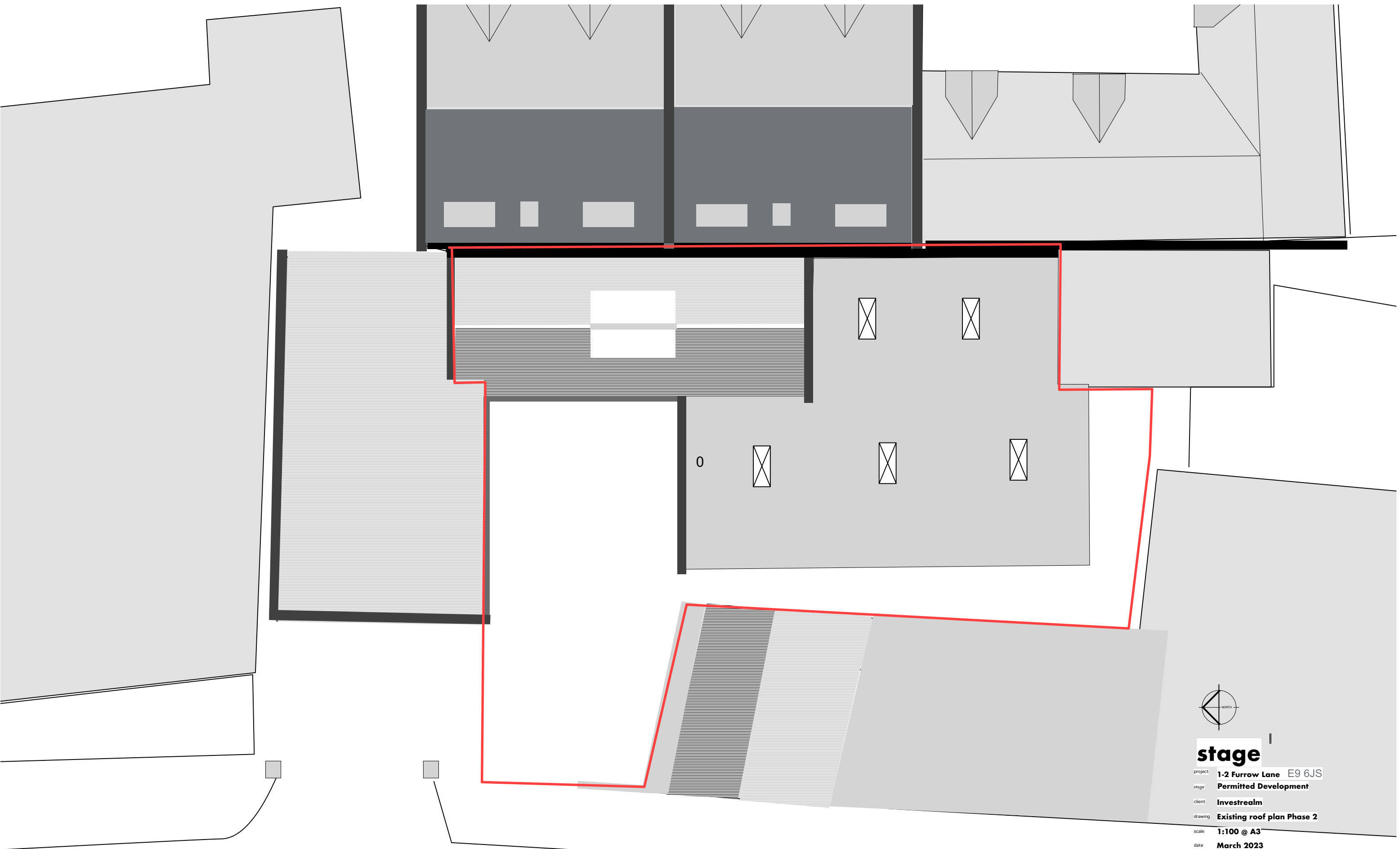


### stage

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

# cazenove



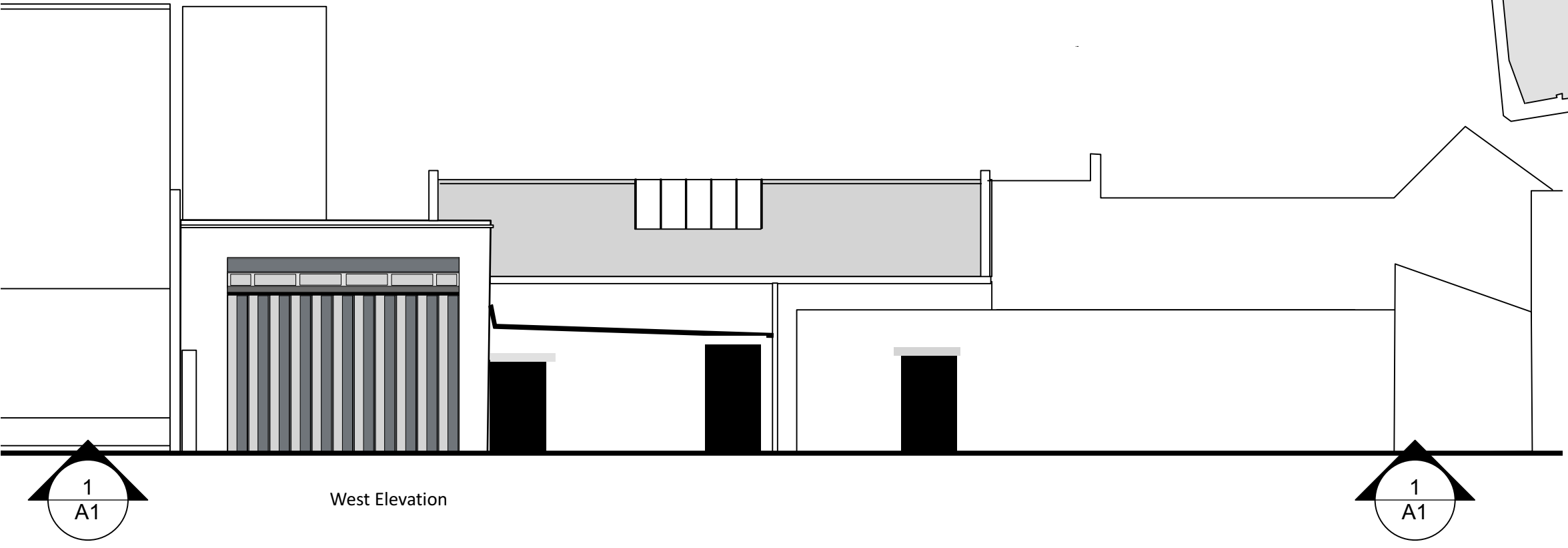
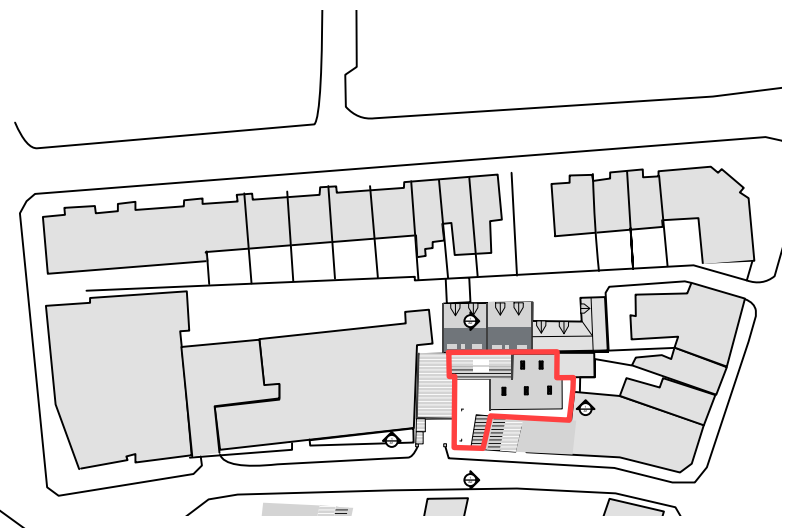
**stage**

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**

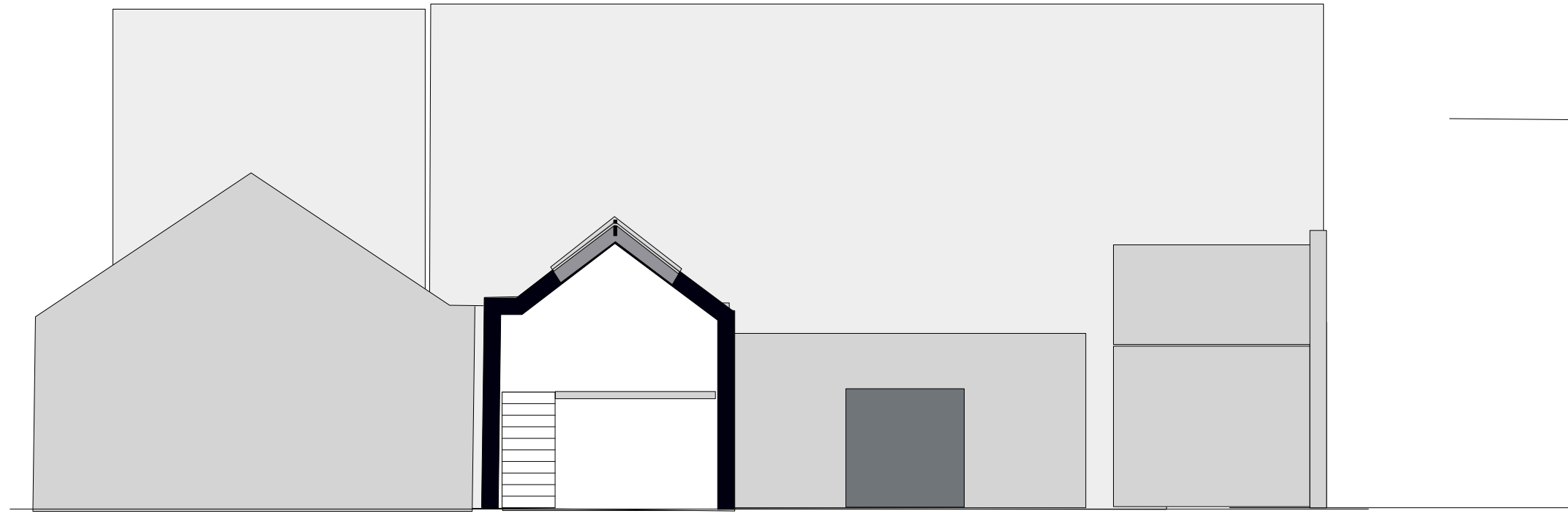


Cazenove Architects • 32-34 Clarence Mews • London E5 8HL • tel 020 8525 5520 • fax 020 8525 5530 • email contact@cazenove-architects.com

Existing roof plan **cazenove**



West Elevation

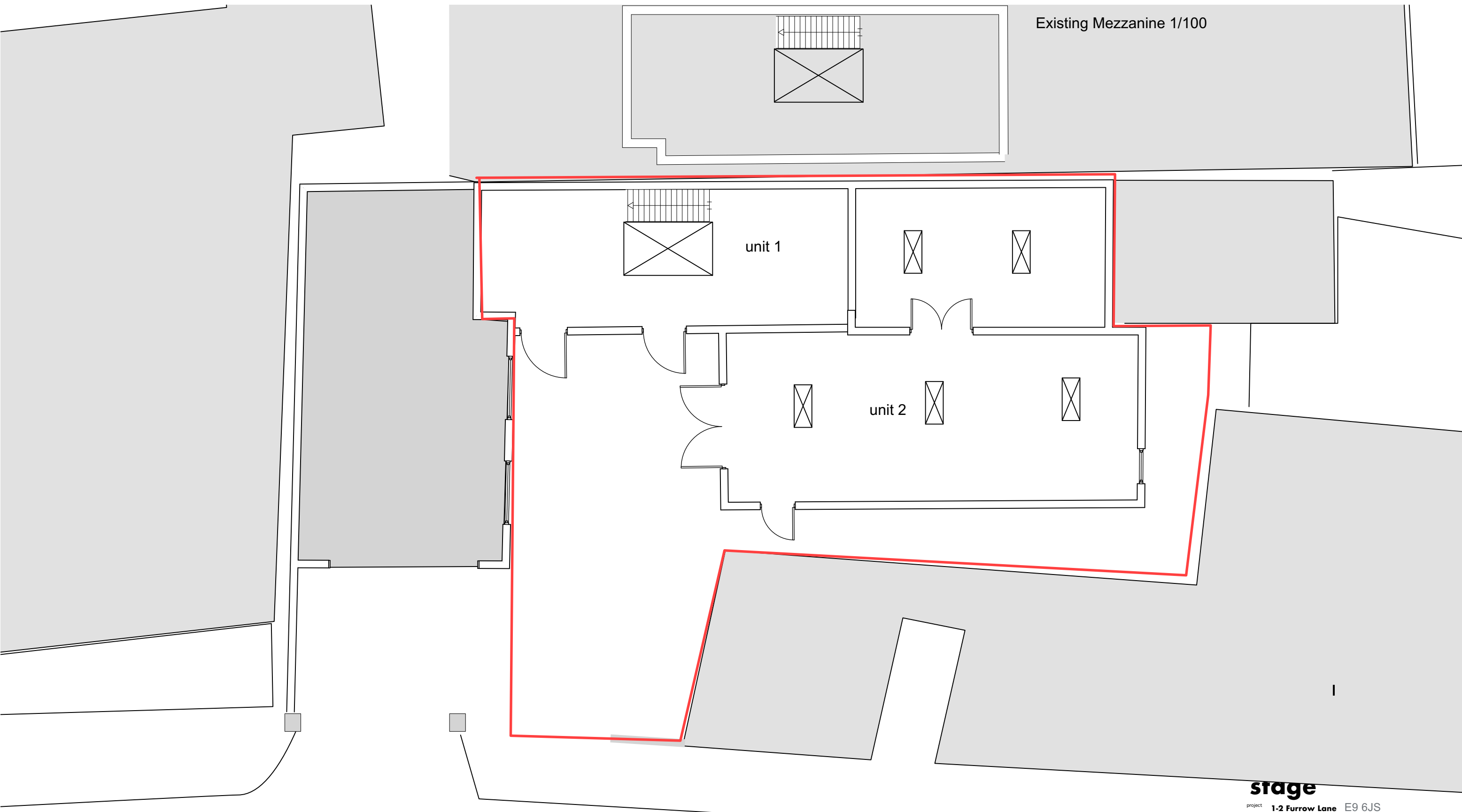


South elevation



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**

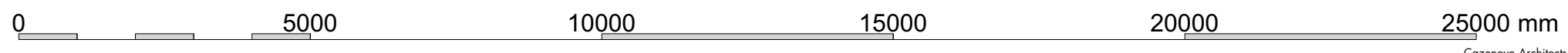
**cazenove**



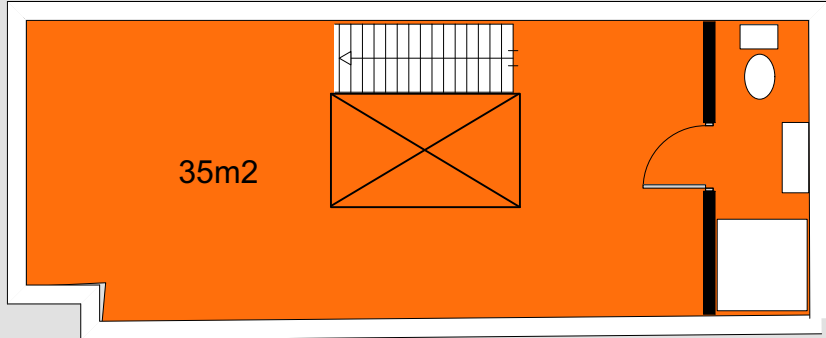
Existing Mezzanine 1/100

Existing Ground Floor 1/100

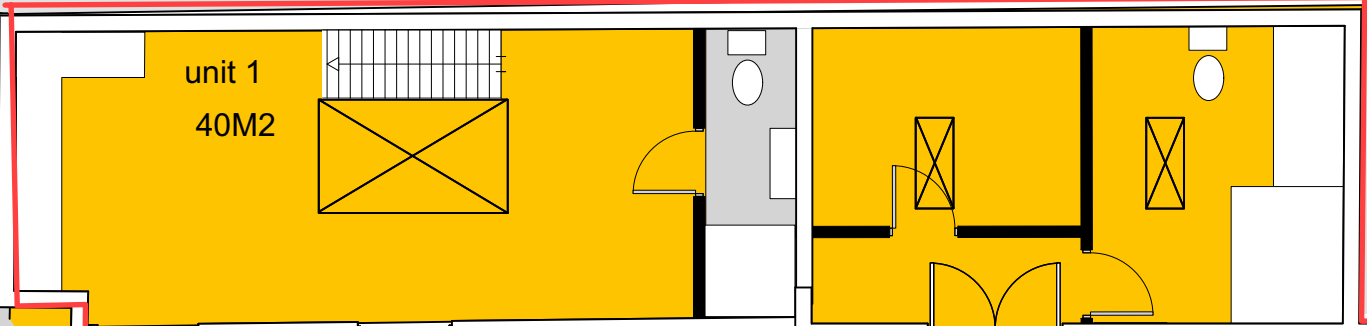
<b>stage</b>	
project	1-2 Furrow Lane E9 6JS
stage	Permitted Development
client	Investrealm
drawing	Existing Plans Phase 2
scale	1:100 @ A3
date	March 2023
dwg no	FL/PD 882/100



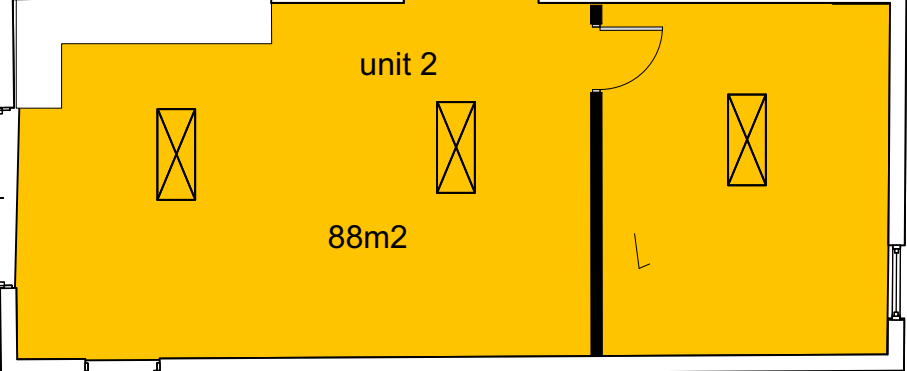
**cazenove**



Proposed Mezzanine 1/100

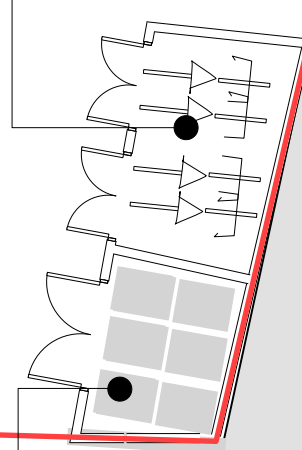


unit 1  
40M2



unit 2  
88m2

Proposed bike store



Proposed bin store  
6 x 240L bins



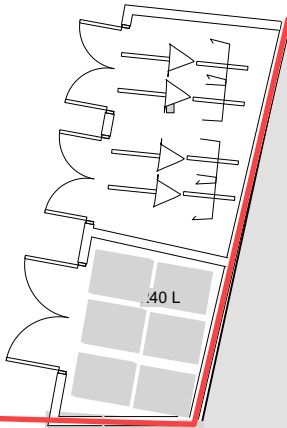
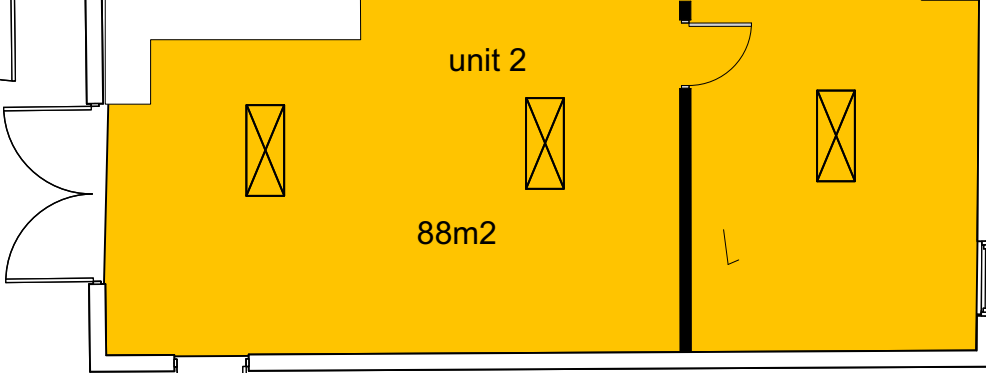
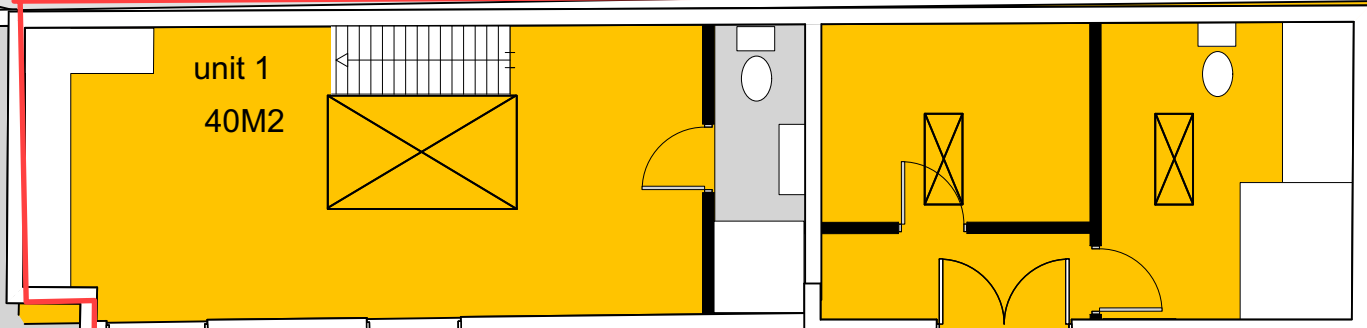
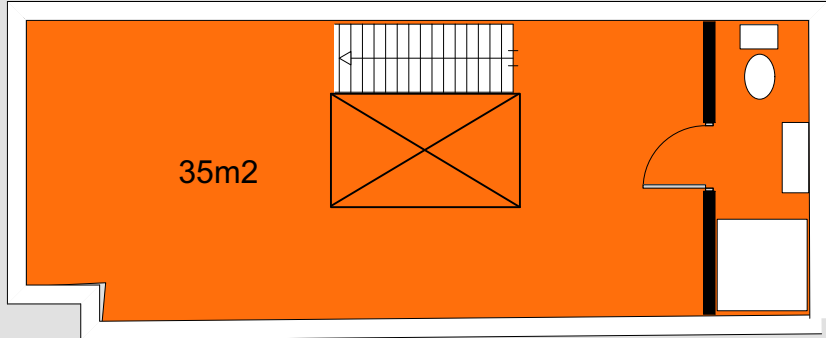
project **1-2 Furrow Lane E9 6JS**  
 stage **Permitted Development**  
 client **Investrealm**  
 drawing **Proposed Plans Phase 2**  
 scale **1:100 @ A3**  
 date **March 2023**  
 dwg no **FL/PD 882/200**

**cazenove**

Cazenove Architects • 32-34 Clarence Mews • London E5 8HL • tel 020 8525 5520 • fax 020 8525 5530 • email contact@cazenove-architects.com





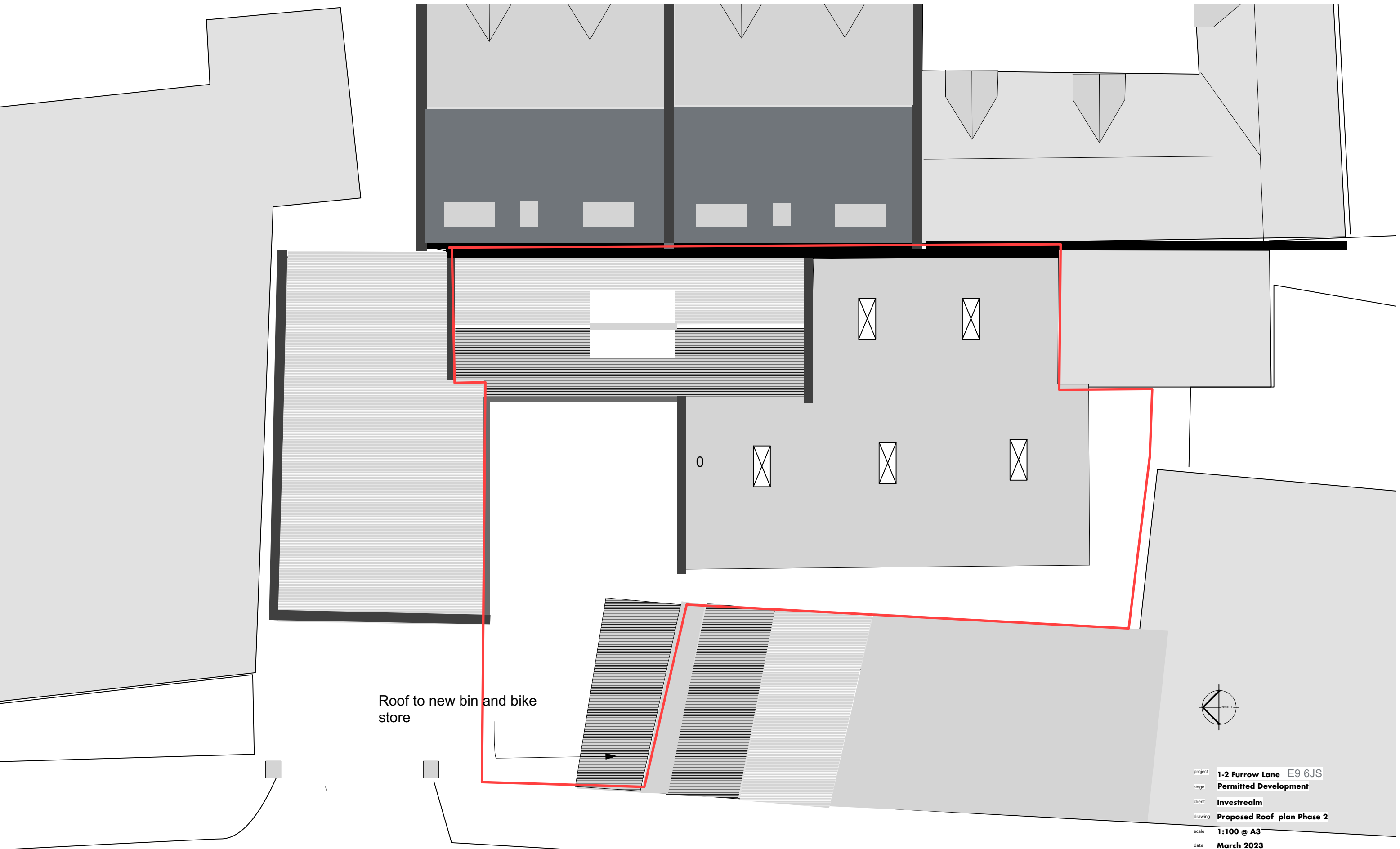


project **1-2 Furrow Lane E9 6JS**  
 stage **Permitted Development**  
 client **Investrealm**  
 drawing **Proposed Plans Phase 2**  
 scale **1:100 @ A3**  
 date **March 2023**  
 dwg no **FL/PD 882/200**

**cazenove**

Cazenove Architects • 32-34 Clarence Mews • London E5 8HL • tel 020 8525 5520 • fax 020 8525 5530 • email contact@cazenove-architects.com





Roof to new bin and bike store

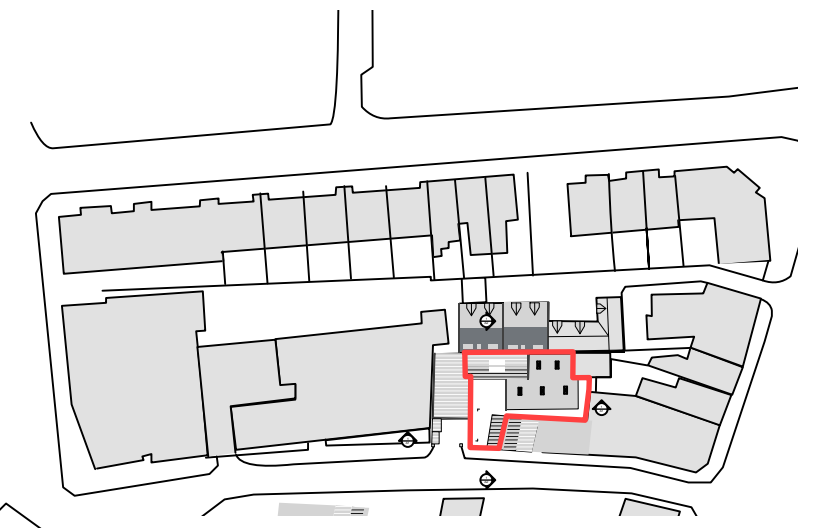


project **1-2 Furrow Lane E9 6JS**  
 stage **Permitted Development**  
 client **Investrealm**  
 drawing **Proposed Roof plan Phase 2**  
 scale **1:100 @ A3**  
 date **March 2023**  
 dwg no **FL/PD 882/201**

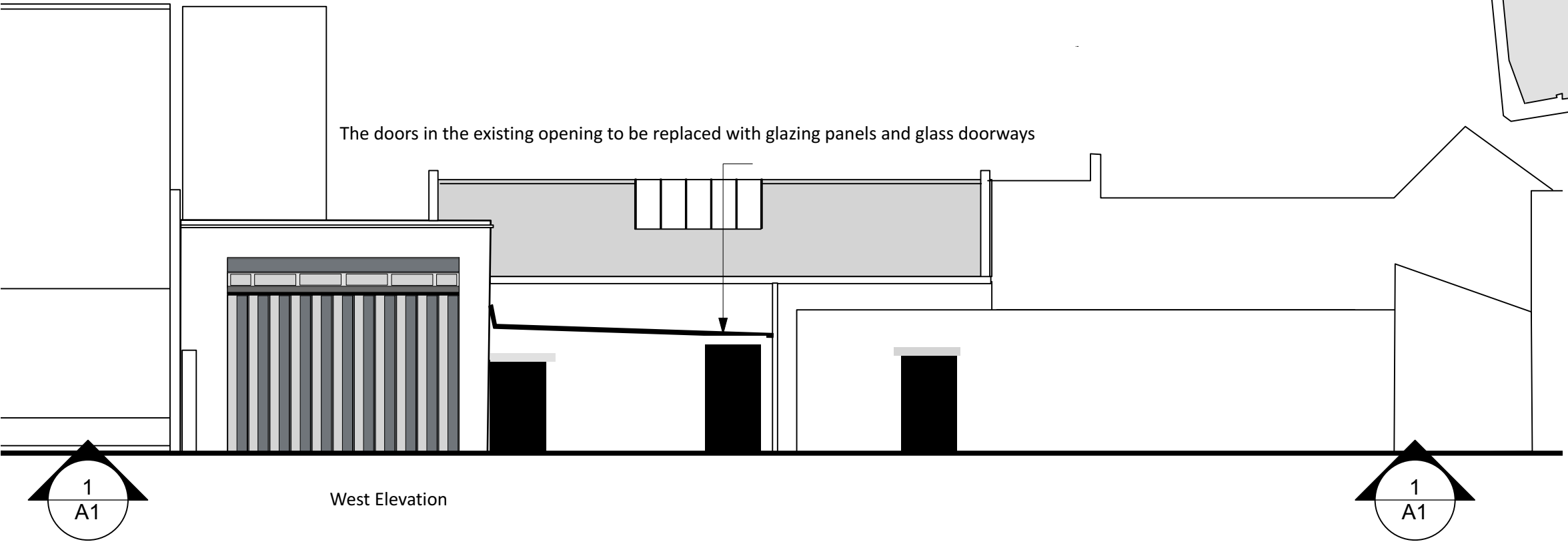
**cazenove**

Cazenove Architects • 32-34 Clarence Mews • London E5 8HL • tel 020 8525 5520 • fax 020 8525 5530 • email contact@cazenove-architects.com





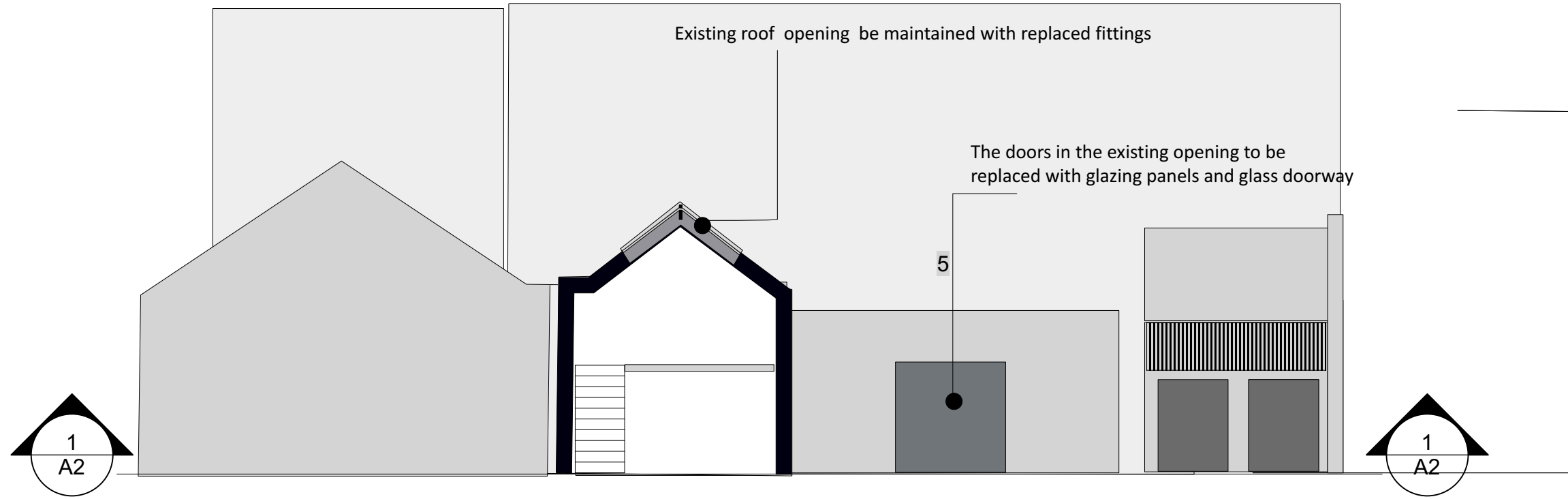
The doors in the existing opening to be replaced with glazing panels and glass doorways



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



project **1-2 Furrow Lane E9 6JS**  
 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**

# cazenove