



STIRLING  
ACKROYD

## TO LET

11 Morning Lane, London,  
E9 6ND

539 sq ft

Retail Opportunity in  
Hackney  
Central



VIDEO TOUR

[stirlingackroyd.com](https://stirlingackroyd.com)





---

## Description

Rental - £25,000 per annum exclusive

Ground floor area of 539 sq ft

New 5 year lease - all new tenancies subject to a mutual break clause at the end of year 2

Minimum 3 month rent deposit & rent will be due quarterly in advance

The unit is ideal for a variety of retail occupiers

Easy access to the shops, bars, cafes and restaurants in close proximity in Hackney Central & the Hackney Fashion district

Close proximity to a Tesco store/large car park & to the Burberry factory outlet.

The unit is located within a mixed use diverse local parade with & a high volume of passing vehicle traffic - just off Mare Street

---

## Location

Highly visible location on Morning Lane - close to the junction with Mare Street.

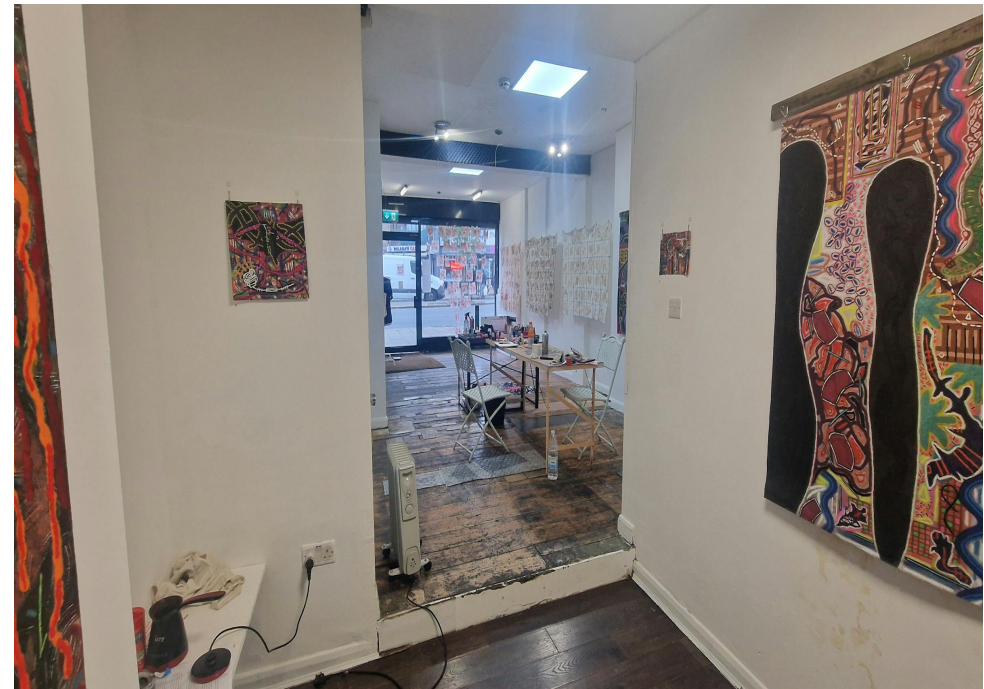
Located at the western section of Morning Lane - close to the busy junction with Mare Street.

Various bus routes on Mare Street (A ). Hackney Central London Overground station is within 2 minutes walking distance

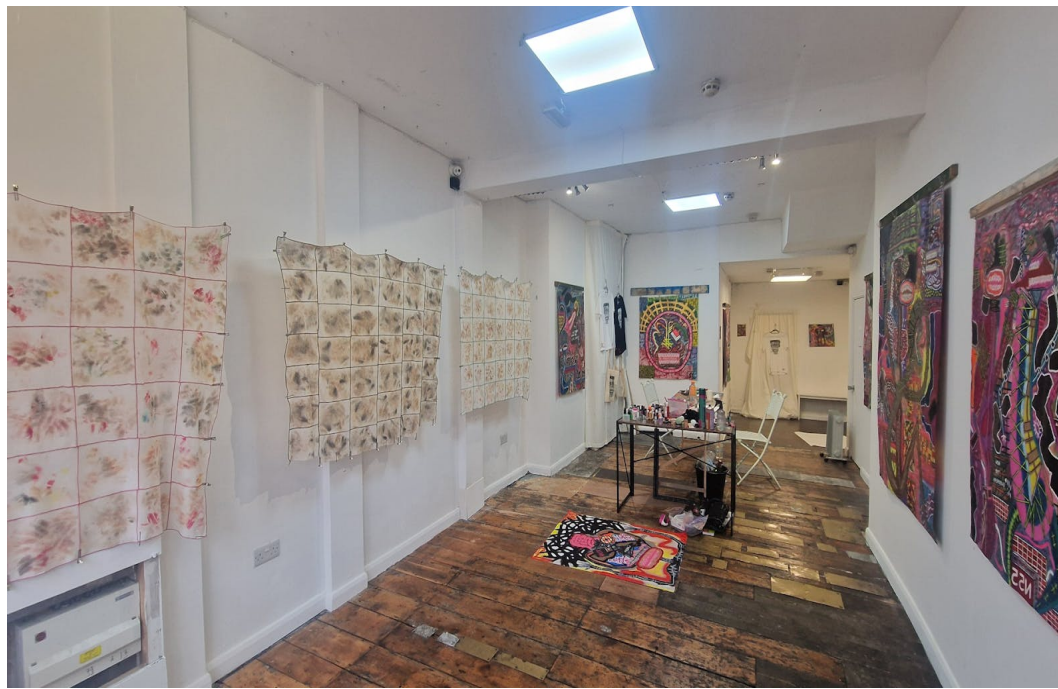
---

## Key points

- Rental - £25,000 per annum
- 5 year lease - with a Landlord Break option at the end of year 2
- Ideal for a range of Retail occupiers
- High visibility - close to Hackney Central/Mare Street
- Ground Floor Unit - 539 sq ft









## Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (71)

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
[ikhan@stirlingackroyd.com](mailto:ikhan@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 19/09/2025