



STIRLING
ACKROYD

TO LET

90 Morning Lane,
London, E9 6NA

4,237 sq ft

Prime Hackney central
retail/office available on
new lease



VIDEO TOUR

stirlingackroyd.com



Description

Rare opportunity to secure a self contained building in Hackney

Ideal for showroom/retail/office uses

Impressive frontage offering additional brand exposure - junction of Morning Lane & Chatham Place

Customer parking/good loading facilities via gated front entrance yard/car park area

This former pub which has been converted to an office/showroom set over ground, basement and first floors, with an imposing dark fascia.

This is an ideal opportunity for leisure and office operators, as well as retail and fashion houses who could be neighbouring Burberry - a successful and longstanding outlet store.



Location

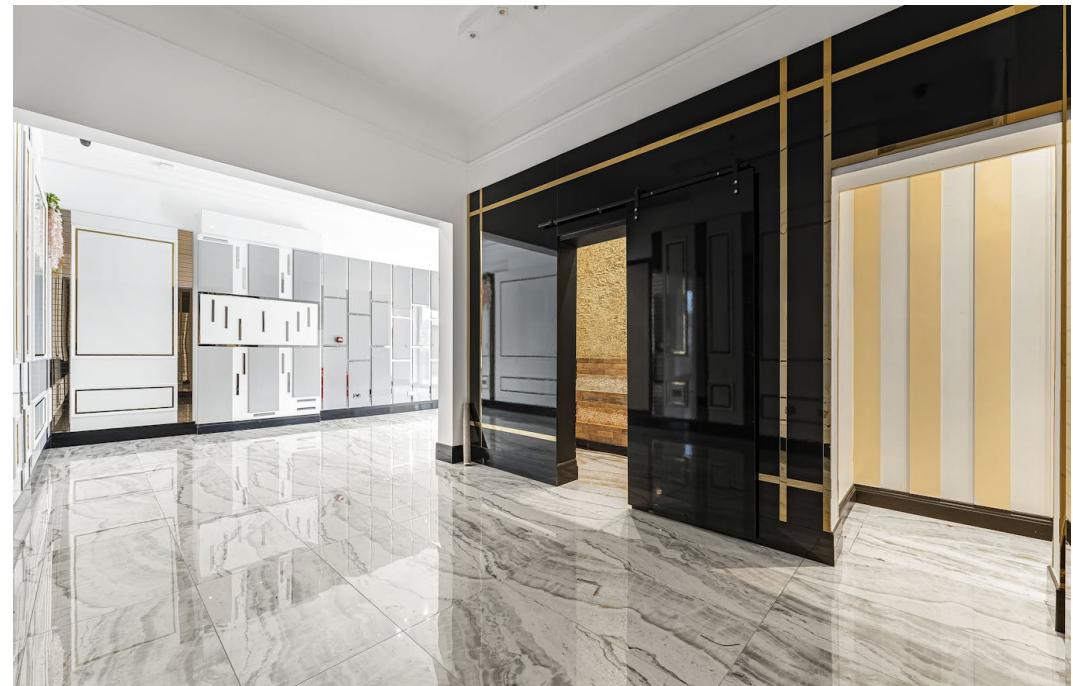
Morning Lane is just a short walk to Hackney Central, Hackney Downs and Homerton Stations. Mare Street is a five minute walk providing countless bars, restaurants and other retailers such as Tesco, JD Sports, TK Maxx and Marks and Spencer.

Bohemia Place is a two minute walk away and houses some exciting microbreweries and restaurants as well as weekly markets.



Key points

- Total internal space available - 4,237 square feet
- Self-contained building
- Ideal for showroom/retail/office use - other uses considered
- Gated front entrance yard/car park area
- Impressive frontage offering additional brand exposure
- Flexible lease terms
- At the junction of Morning Lane and Chatham Place
- Short walk to Hackney Central, Hackney Downs and Homerton Stations



Accommodation

Name	sq ft	Availability
Basement	1,112	Available
Ground	1,643	Available
1st	1,482	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£95,000 per annum
Rates	£2.27 per sq ft 1 April 2017 - Present
Service Charge	On application
VAT	On application
EPC	C (59)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@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