



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





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## 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.

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## 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.

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## 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







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## Accommodation

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

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## 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)

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## Viewing & Further Information



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