# PLATFORM WEST 107-117 MORNING LANE, HACKNEY, E9 6ND



# TO LET

# 3,000 SQ FT

Spectacular Leisure Space Within An Impressive Recently Refurbished Warehouse Style Property

## **Key Features**

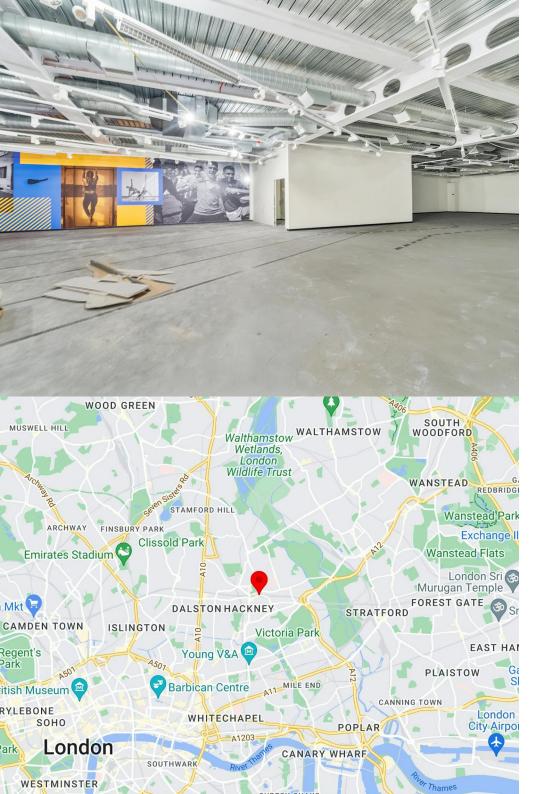
• Fresh Air System

• Lift

- High Ceilings
- 3 Minute Walk From Hackney Central Station

- LIIT
- Multiple WCs
- Communal Breakout Area





### Description

Platform West was previously occupied by Nike as their retail outlet. The space is ideal for various leisure operators who can take advantage of the high ceilings.

### Location

Hackney Central is a lively and diverse area in East London.

Known for its independent shops, trendy cafes, and vibrant bars. With excellent transport links, you can easily reach central London while enjoying the welcoming atmosphere. The area offers plenty of green spaces like London Fields and Hackney Downs, and a thriving arts scene with venues like Hackney Empire.

The property is within a short walk of Hackney Central Overground Station.



## Availability

Lease	New Lease
Rent	£90,000 per annum
Rates	Interested parties to make their own enquiries to the London Borough of Hackney
Service Charge	£10,500 per annum
VAT	Applicable
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Contact

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