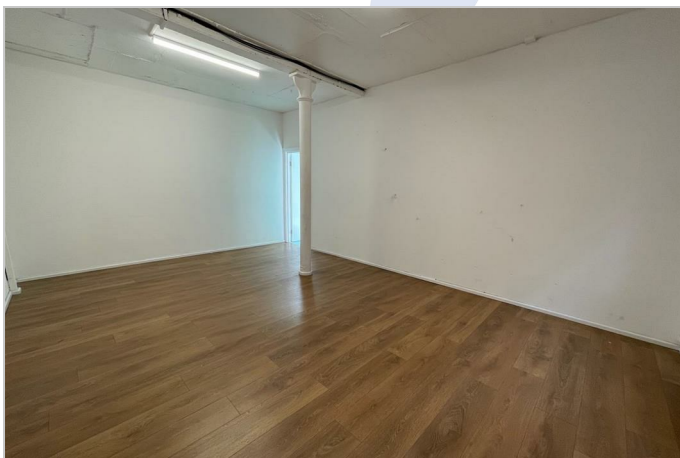


Unit1&2 Darnley Road (One C - First Floor), Hackney, E9 6QH



£1,500 Per month

Unit1&2 Darnley Road (One C - First Floor), Hackney, E9 6QH

1C Darnley Road (E9)

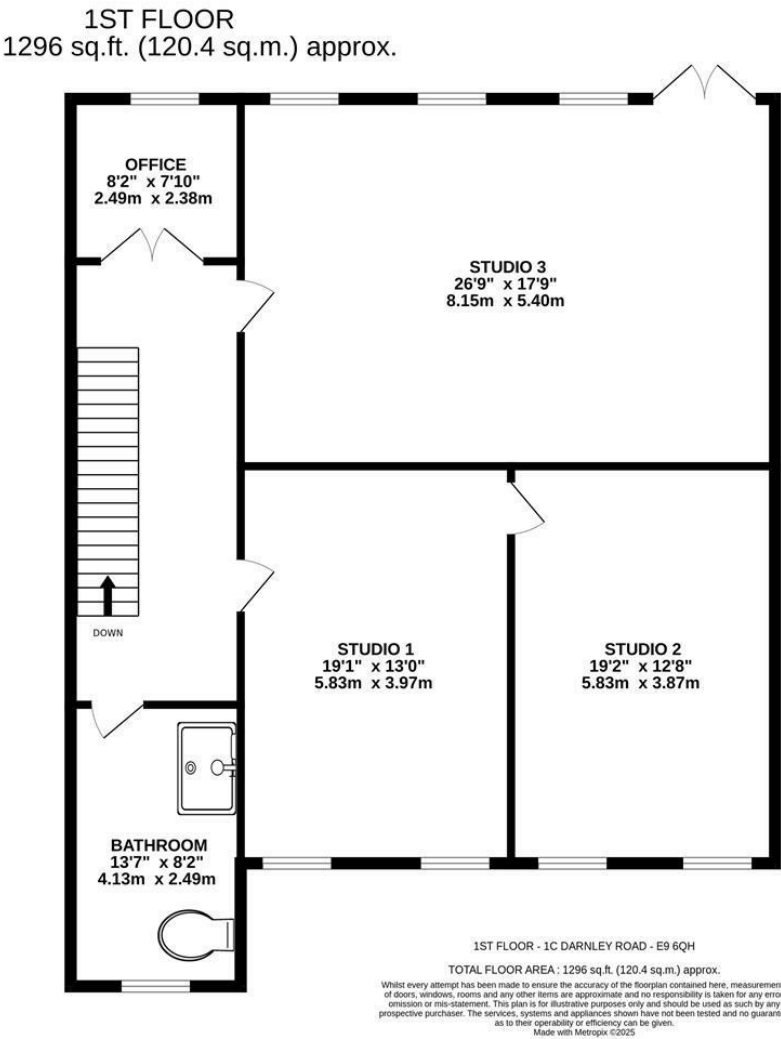
- 1C 1st FLOOR - £2500 pcm
- OR
- 1C 1st FLOOR (Units 1&2) - £1500 pcm
- OR
- 1C 1st FLOOR (Units 3) - £1500 pcm
- OR
- 1C 1st FLOOR (Office) - £650 pcm

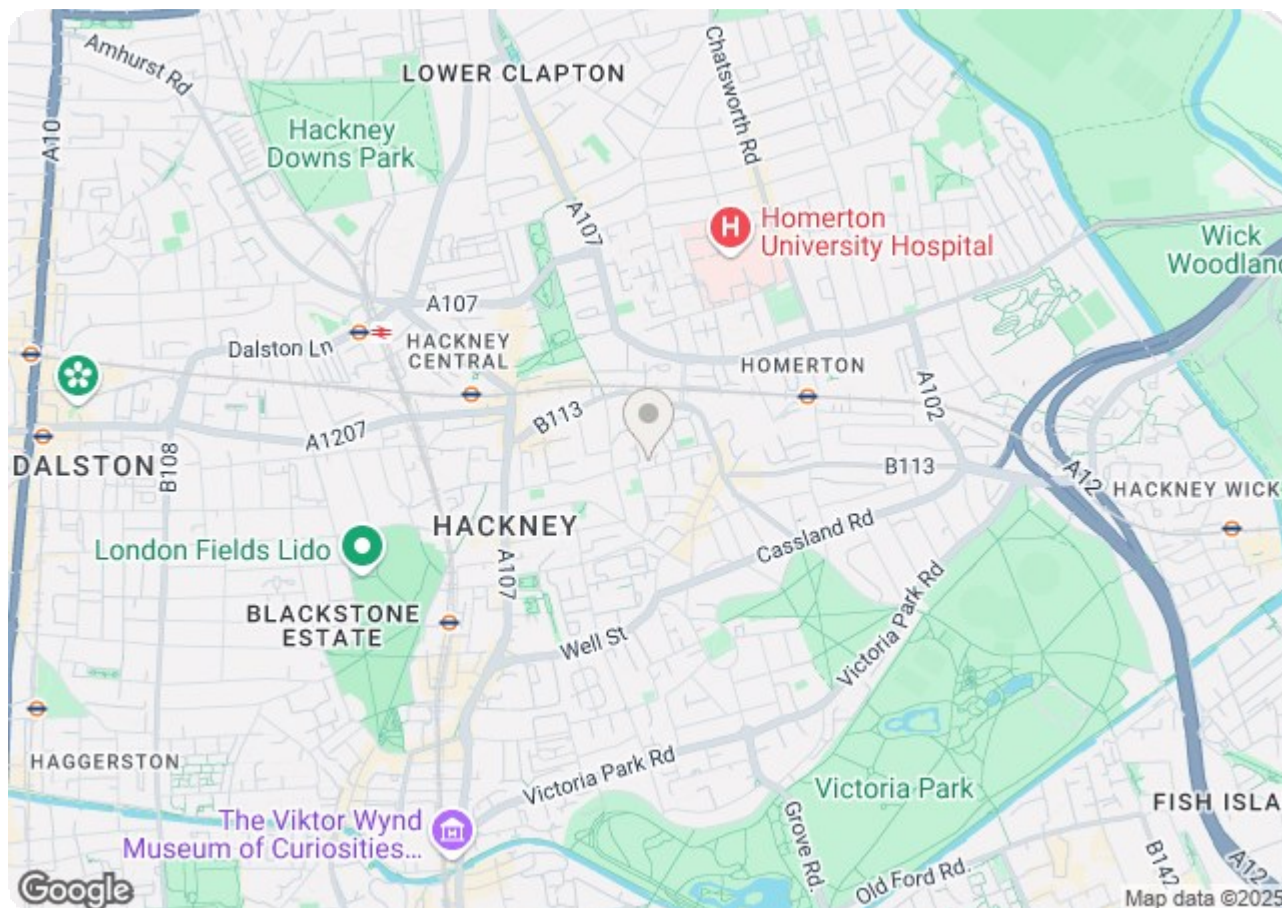
Rare opportunity for lease of commercial work units in two Victorian factory warehouses just off Mare Street in Hackney (E9). Multiple units available --- Various sizes (Floorplan available on request)

Full of character with tons of original rustic features. Excellent creative space for recording studios (some units are pre-fitted with recording and live rooms), photography studios, art workshops, art galleries, architect offices, gym and fitness studios, yoga studios etc. Building is adjacent to London Fields and close to Hackney Central station.


Commercial use class - E/B3/B8
Business Rates - TBC
EPC - Band C

NB - Tenants are responsible for monthly rental payments, metered electric & business rates (If applicable to the unit and/or business) & commercial waste management.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	