

PROFESSIONALS IN PROPERTY SINCE 1880



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## Unit 20 Darnley Road (One B Unit Twenty), London, E9 6QH



**£1,400 Per month**

# Unit 20 Darnley Road (One B Unit Twenty), London, E9 6QH

\*\*\* TWO MONTHS FREE RENT FOR ALL NEW TENANTS \*\*\*

1B Darnley Road (E9) - Unit 20

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

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. The building is adjacent to London Fields and close to Hackney Central station.

Rental - £1400 pcm

Floor Size - 320 Sqft Approx

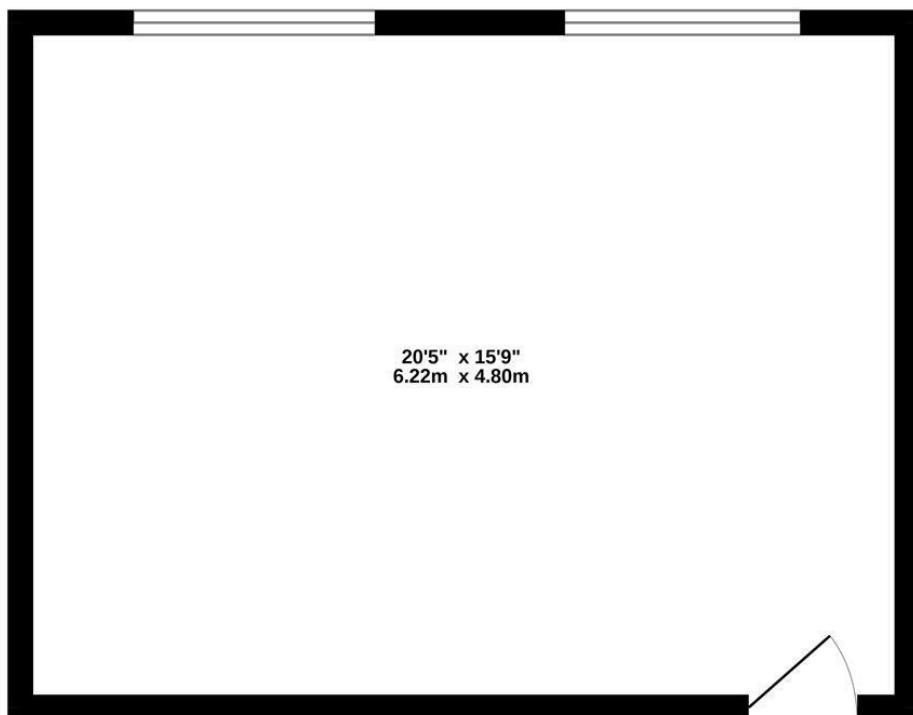
Commercial Use Class - B1/B3/B8/E

EPC - Band C

Business Rates - RV £8300

NB - Tenants are responsible for monthly rental payments, commercial waste management, metered electric & business rates (If applicable).

UNIT 20 (1ST FLOOR)  
321 sq.ft. (29.8 sq.m.) approx.

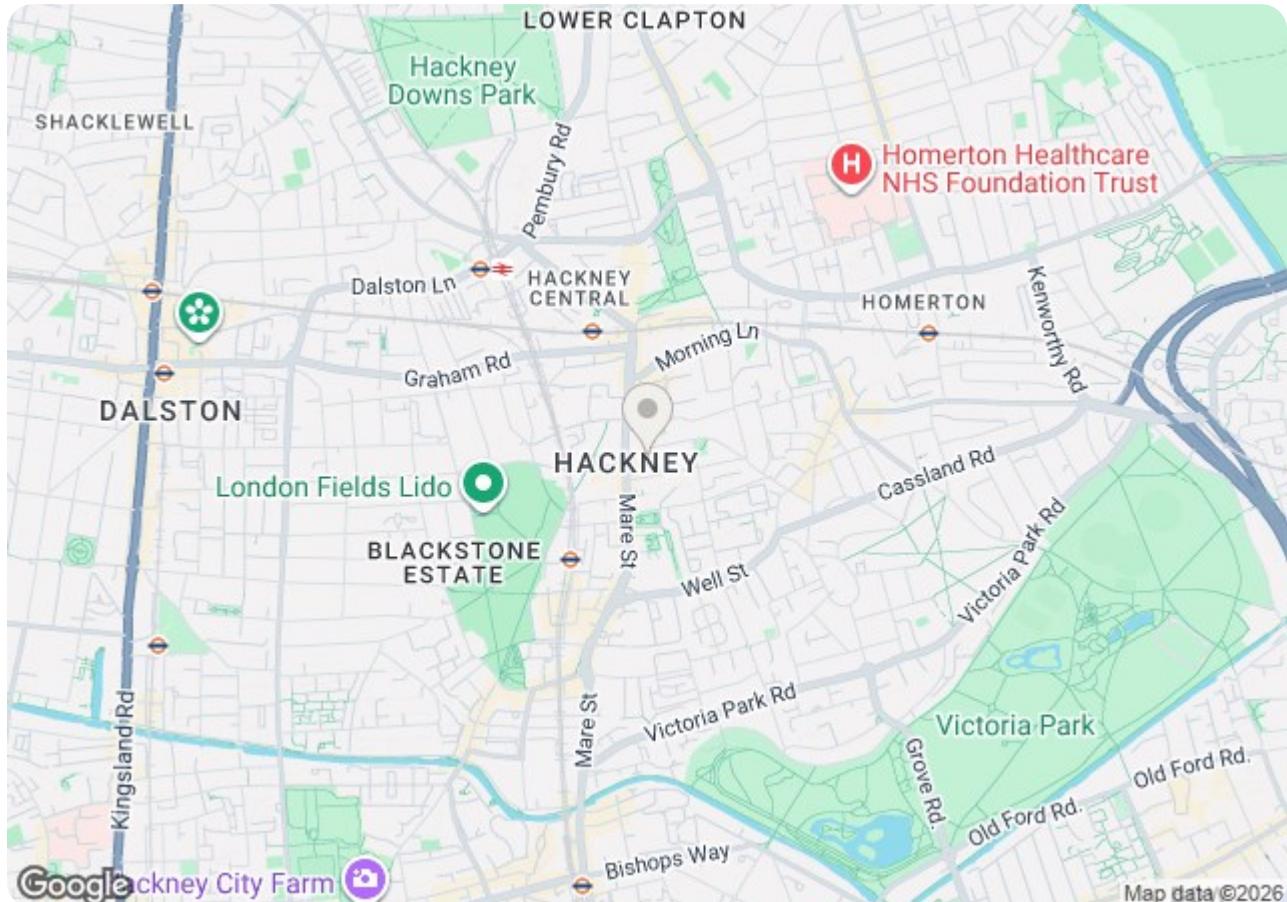


STEPHEN HOUSE 1B DARNLEY ROAD LONDON E9 6QH (UNIT 20)

TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans for the sole purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

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

