

Unit 5 Darnley Road (One B Unit Five), London, E9 6QH



£2,000 Per month

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

1B Darnley Road (E9) - Unit 5

Currently laid out as a music studio with break out area

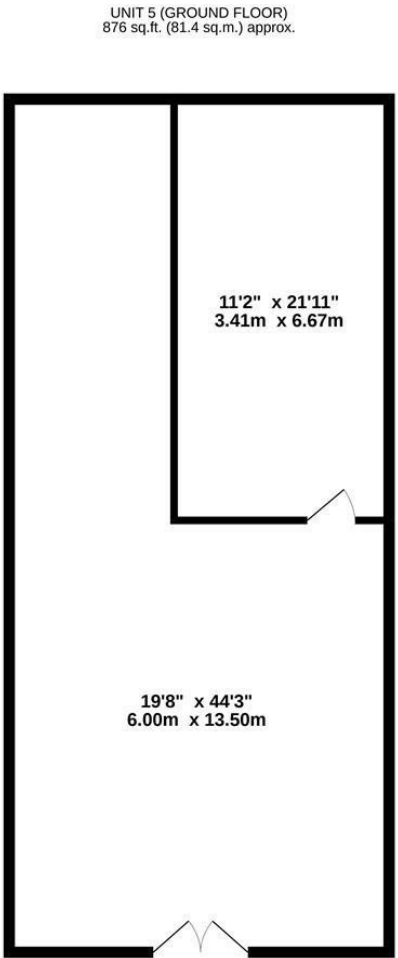
*** 3 Phase Electric ***

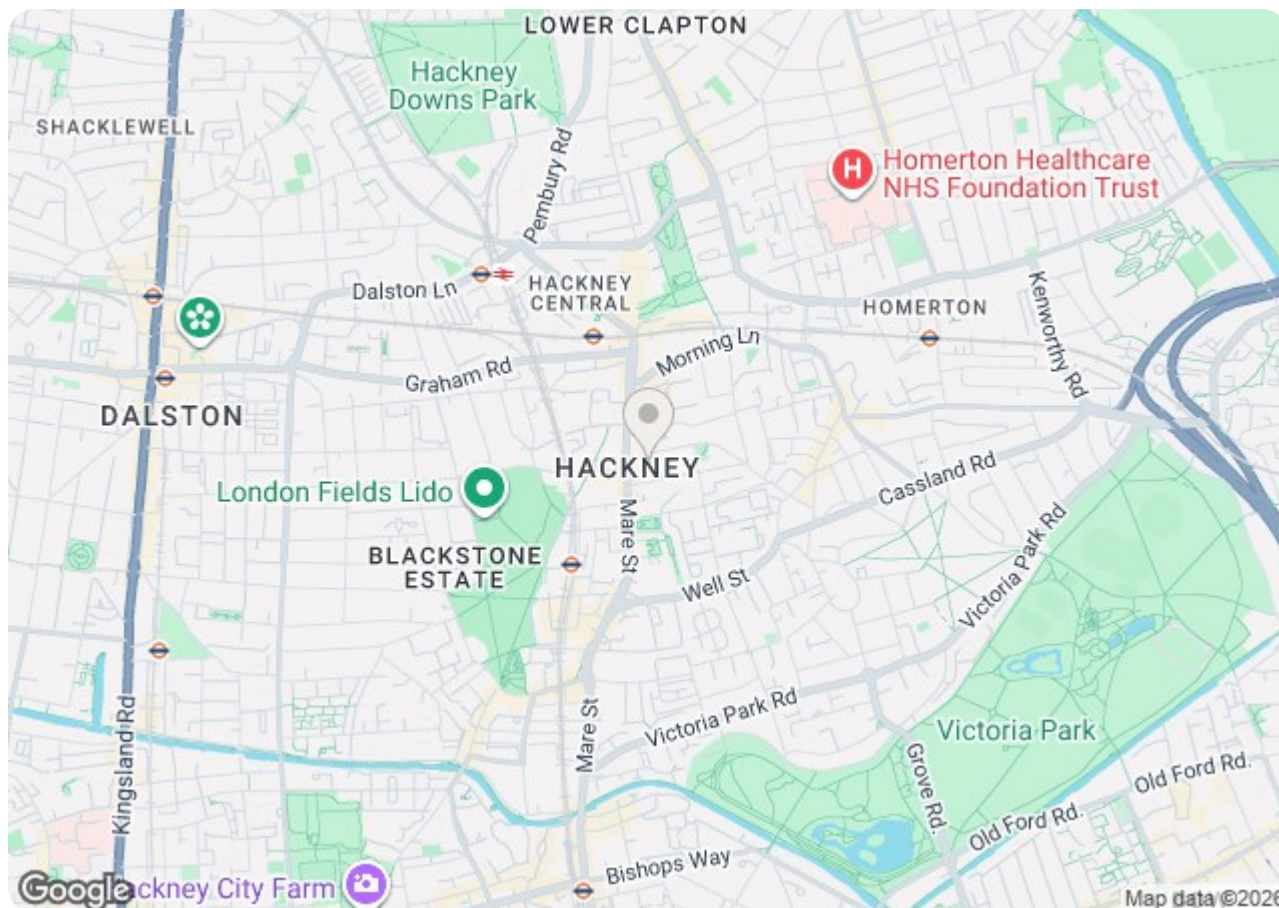
Rare opportunity for lease of commercial work units in two Victorian factory warehouses just off Mare Street in Hackney (E9). Multiple units available --- Various sizes


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 - £2000 pcm
Floor Size - 900 Sqft Approx
Commercial Use Class - B1/B3/B8
EPC - Band C
Business Rates - RV £16259

NB - Tenants are responsible for monthly rental payments, metered electric, business rates (If applicable) & 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 (CO ₂) 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	