

## **Stephen House Darnley Road (One B Unit Three C), London, E9 6QH**



**£650 Per month**

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

1B Darnley Road (E9) - Unit 3c

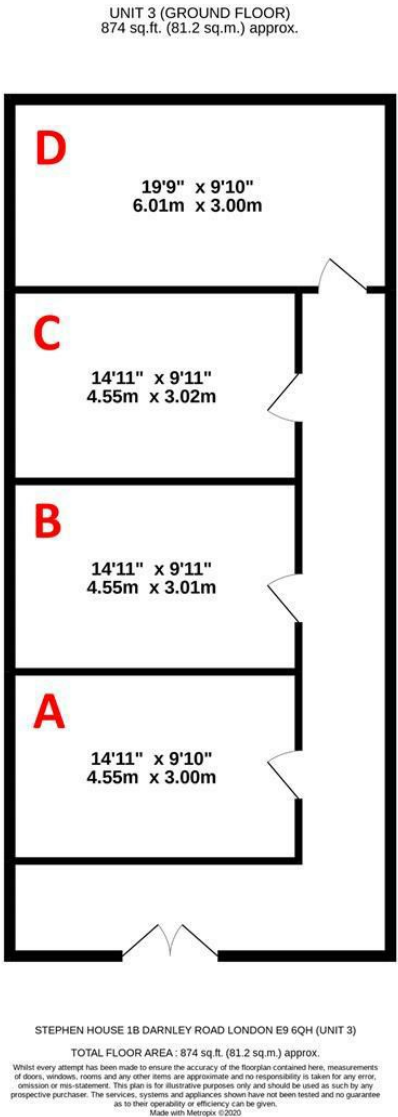
Laid out as a music / pod cast studio

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.

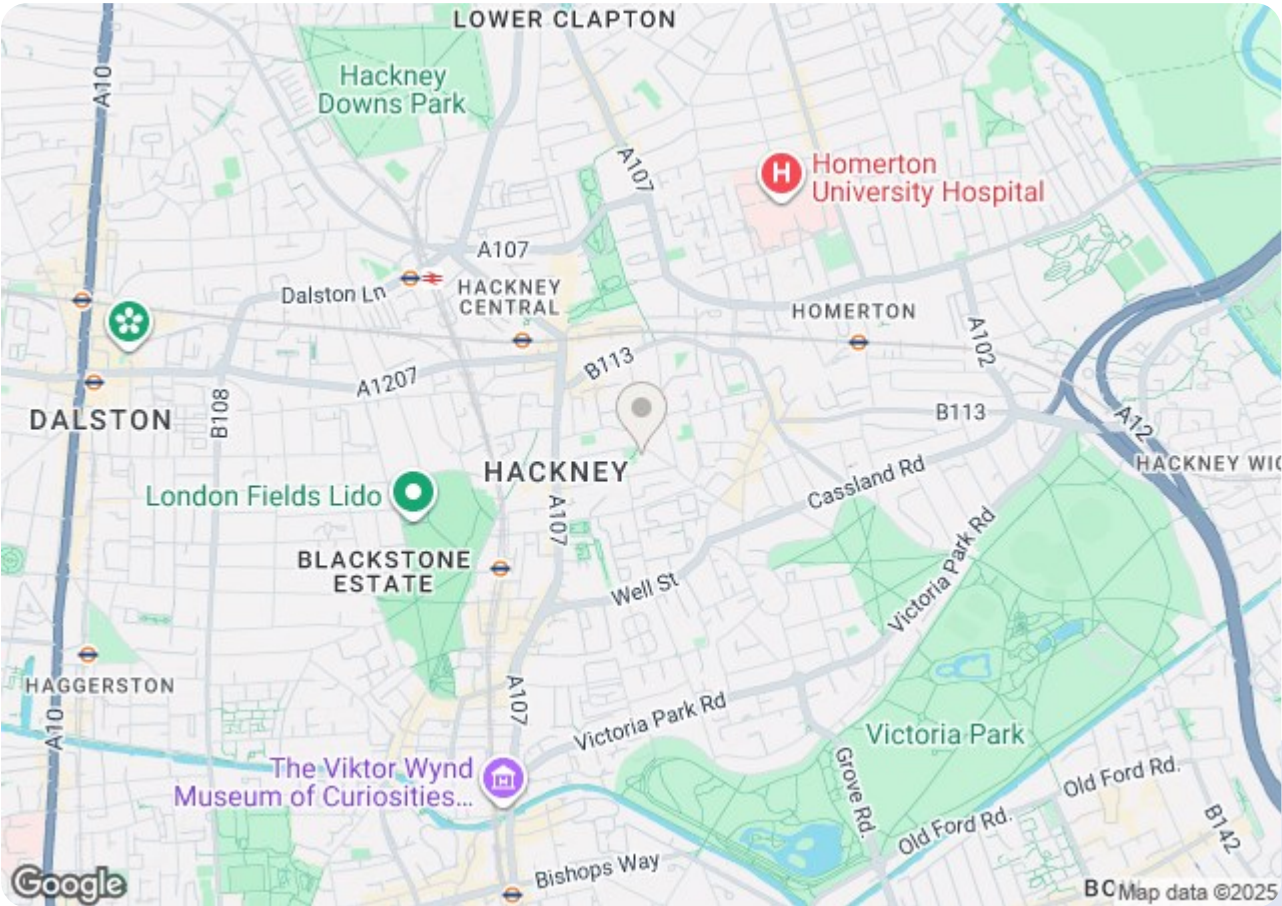
Rental - £650 pcm  
Deposit - £650  
Floor Size - 150 Sqft Approx  
Commercial Use Class - E/B3/B8  
EPC - Band C  
Business Rates - RV £4950


NB - Tenants are responsible for monthly rental payments, business rates (If applicable to the unit and/or business) & commercial waste management. Electric is included in this units rental value.





54/56 Barking Road  
East Ham, London E6 3BP  
Telephone: (020) 8472 4422  
Property Management: (020) 8471 4224  
Fax: (020) 8471 5052  
E-mail: [eastham@mcdowalls.com](mailto:eastham@mcdowalls.com)  
Website: [www.mcdowalls.com](http://www.mcdowalls.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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