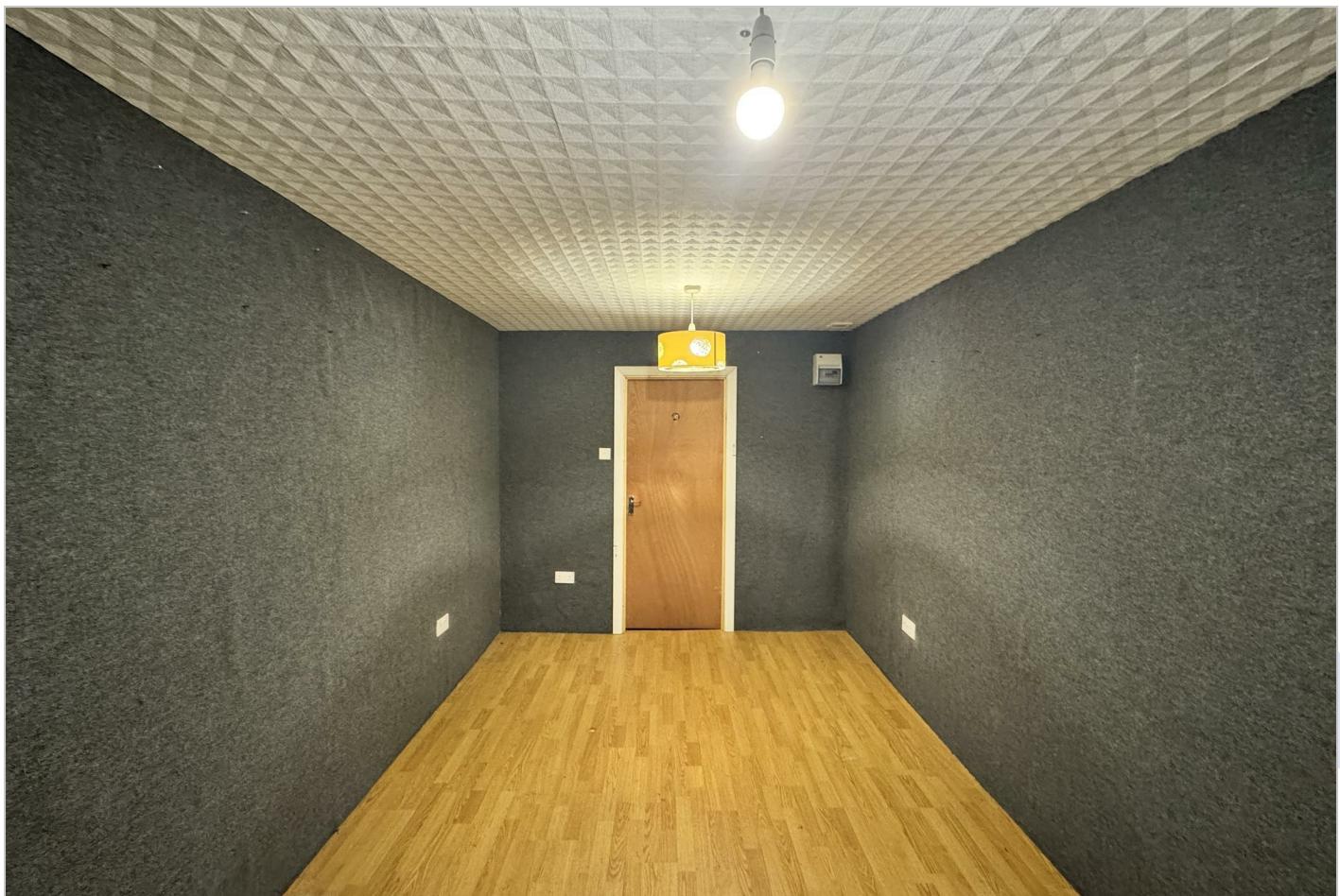


PROFESSIONALS IN PROPERTY SINCE 1880



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
Website: www.mcdowalls.com

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



£650 Per month

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

*** 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

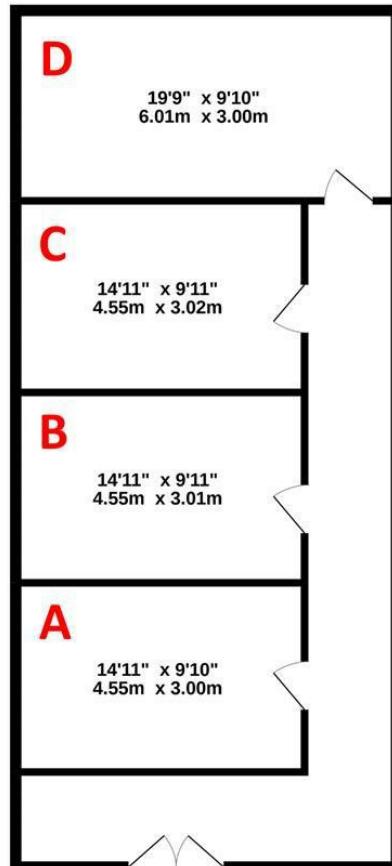
Commercial Use Class - E/B3/B8

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.

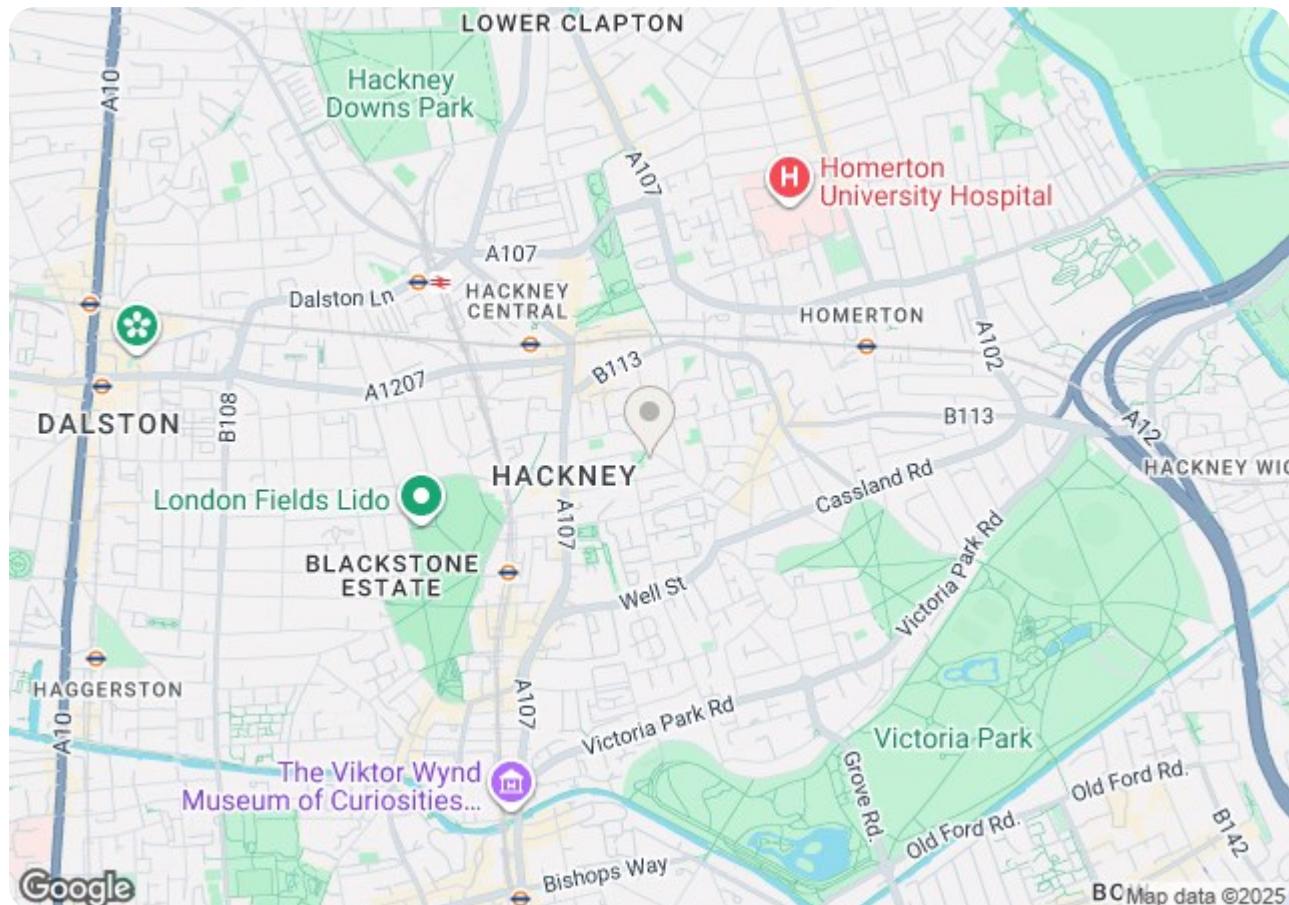
UNIT 3 (GROUND FLOOR)
874 sq.ft. (81.2 sq.m.) approx.



STEPHEN HOUSE 1B DARNLEY ROAD LONDON E9 6QH (UNIT 3)

TOTAL FLOOR AREA: 874 sq.ft. (81.2 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 inaccuracy. Prospective buyers and tenants are advised to make their own enquiries of their legal and financial advisers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

