

TO LET

90 Morning Lane, London, E9 6NA

4,237 sq ft

PRIME HACKNEY CENTRAL RETAIL / OFFICE AVAILABLE ON NEW LEASE





Description

Rare opportunity to secure a self contained building in Hackney

Ideal for showroom/retail/office uses

Impressive frontage offering additional brand exposure - junction of Morning Lane & Chatham Place

Customer parking/good loading facilities via gated front entrance yard/car park area

This former pub which has been converted to an office/showroom set over ground, basement and first floors, with an imposing dark facia.

This is an ideal opportunity for leisure and office operators, as well as retail and fashion houses who could be neighbouring Burberry - a successful and longstanding outlet store.

Location

Morning Lane is short walk to Hackney Central, Hackney Downs and Homerton stations. Mare Street is a five minute walk providing countless bars, restaurants and other retailers such as Tesco, JD Sports, TK Maxx and Marks and Spencer.

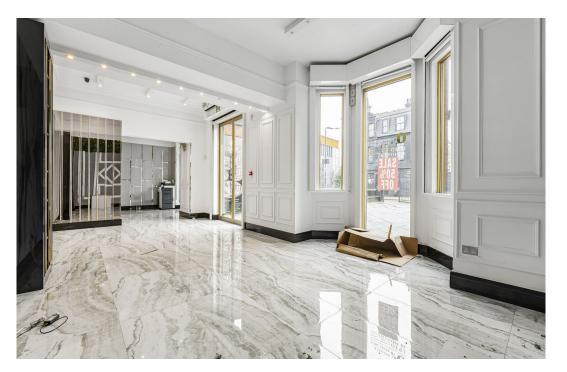
Bohemia Place is a two minute walk away and houses some exciting microbreweries and restaurants as well as weekly markets.

Key points

- Self contained building
- Ideal for showroom/retail/office use Other uses considered
- Gated front entrance yard/car park area
- Impressive frontage offering additional brand exposure
- Flexible lease terms

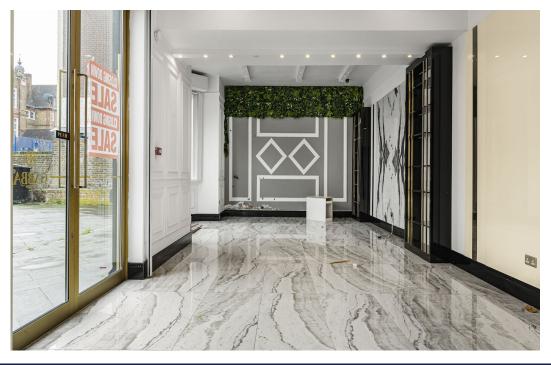


90 Morning Lane, London, E9 6NA









90 Morning Lane, London, E9 6NA

Accommodation

| Name | sq ft | Availability |
|----------|-------|--------------|
| Basement | 1,112 | Available |
| Ground | 1,643 | Available |
| 1st | 1,482 | Available |

Rents, Rates & Charges

| Lease | New Lease | |
|----------------|--|--|
| Rent | £110,000 per annum | |
| Rates | £2.27 per sq ft 1 April 2017 - Present | |
| Service Charge | On application | |
| VAT | On application | |
| EPC | On application | |

Viewing & Further Information



Brett Sullings 020 3967 0103 07826547772 bretts@stirlingackroyd.com



Lucy Stephens 020 3967 0103 lucys@stirlingackroyd.com



lftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Theo Beckford 0203 911 3666 Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 04/06/2024

90 Morning Lane, London, E9 6NA