

## 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.

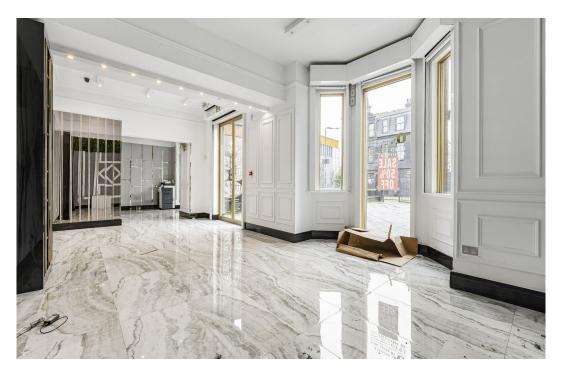
Bohemia Place is a two minute walk away and houses some exciting microbreweries and restaurants as well as weekly markets.

# 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

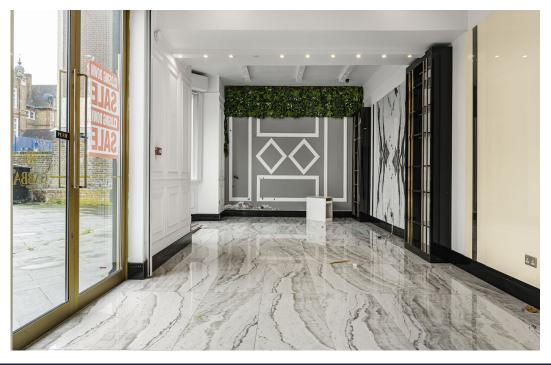


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### Accommodation

| 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



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