



**STIRLING
ACKROYD**

TO LET

**Parkhaus, 1A Downs
Road, Clapton, London,
E5 8QJ**

8,728 sq ft

Authorised Treatment
Facility (AFT) Unit at
exceptionally low Rent of
£8.00 per square foot

stirlingackroyd.com



Description

Brand new ATF (Authorised Treatment Facility) recently completed within the new Parkhaus development available at an exceptionally low rent of £8.00 per square foot.

The Property comprises a standalone unit which benefits from its own self-contained vehicular entrance at Ground Floor level with an Office/Reception on Lower Ground Floor level and an expansive main working area in the acoustically treated basement which has a generous ceiling height of 9 metres.

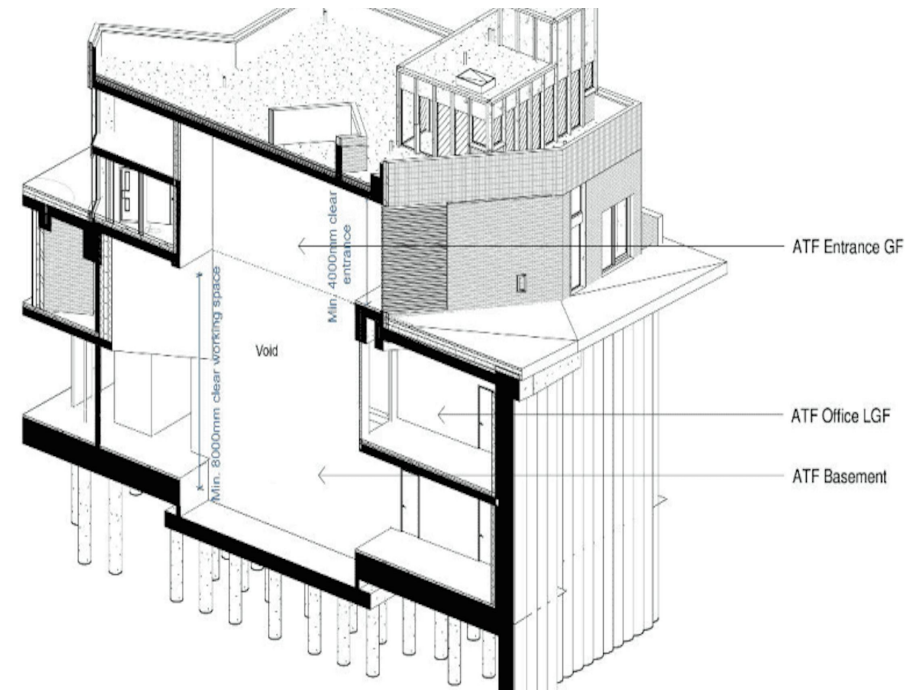
The facility has Sui Generis (ATF - Disposal of End of Life Vehicles) Use Class and there is a legal requirement for a very low rent on this basis, however, the unit is also suitable and available for a range of other Industrial or Commercial uses at Market Rent rates.

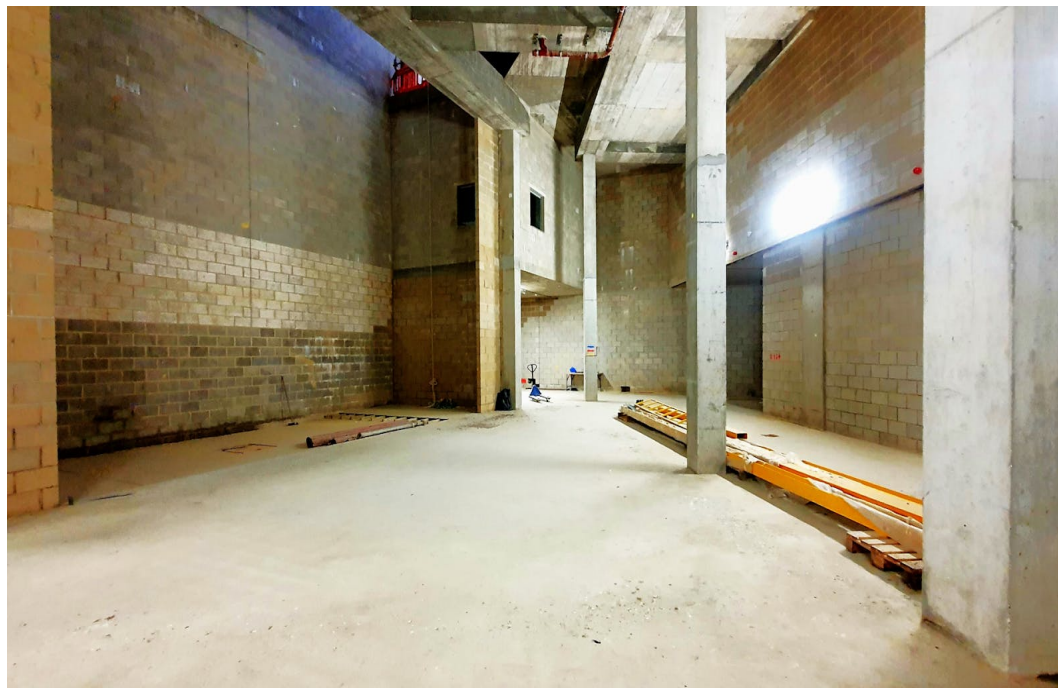
Location

The commercial unit forms part of the brand new development Parkhaus located on Downs Road directly opposite Hackney Downs Park, situated between Rectory Road and Rendelsham Road. Rectory Road leads to Manse Road (A10) to the North providing links to the City and Rectory Road Station (Overground). Hackney Downs Station (Overground & Railway) are both a short walk away providing public transport links to Liverpool Street and Central London.

Key points

- Ceiling height of 9 metres
- Loading facilities
- Office/reception
- Passenger lift
- Self-contained entrance
- Three phase electricity supply
- 24-hour access
- Vehicle Lift





Rents, Rates & Charges

Lease	New Lease
Rent	£69,750 - £174,500 per annum £69,750.00 per annum exclusive - Authorised Treatment Facility or £174,500.00 per annum exclusive - Commercial Use. The lower Rent for the ATF is a legal requirement.
Rates	Interested parties should make their own enquiries with the Local Authority (London Borough of Hackney).
Service Charge	£4.86 per sq ft
VAT	Applicable
EPC	On application

Viewing & Further Information



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