



**STIRLING
ACKROYD**

TO LET

**94-96 Morning Lane,
London, E9 6LH**

2,863 sq ft

**Self-contained corner
building in heart of
Hackney design district.**



VIDEO TOUR

stirlingackroyd.com



Description

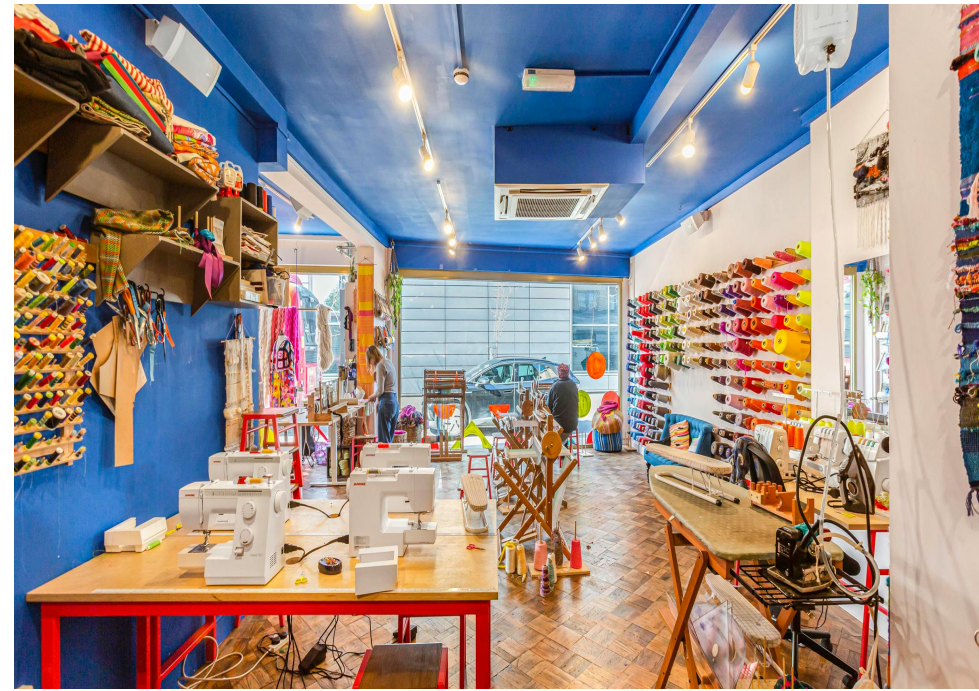
Comprising a self-contained building over ground, first and second floors on the corner of Morning Lane and Chatham Place, the property is currently multi use, having retail on the ground floor and various workshops and studios on the upper floors. The spaces are very versatile with each room having good natural light.

Location

A great location being close to Mare Street and Hackney Central train Station, Tesco Supermarket is also on the same road as well as Burberry warehouse and Nike Outlet. The area has a good footfall.

Key points

- Ground floor - 886 square feet
- First floor - 934 square feet
- Second floor - 1,042 square feet
- Prominent corner building with attractive facade
- Retail ground floor
- Various workspaces on upper floors
- Excellent natural light throughout
- Good footfall





Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Rates	£4.34 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	F (128)

Viewing & Further Information



Harry Mann

020 3967 0103

hmann@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 02/04/2026