

Reference: HKC00402

# 189 Morning Lane, London, E9 6DU

Hackney, E9 6DU

☆ Flexible Lease Available

To Let

£2,330 pcm

1,300 sq ft

Flexible Use

 [Google Maps](#)



# 189 Morning Lane, London, E9 6DU



**£2,330 per month + VAT**

£27,960 p/a · £22 per sq ft



**Flexible Use**

For multiple industries



**1,300 sq ft internal**

121 sq m



**Reference**

HKC00402



**24/7 access**



**3-Phase Power Supply**



**Electric roller shutters**



**Fully glazed frontage**

## WHAT'S NEARBY



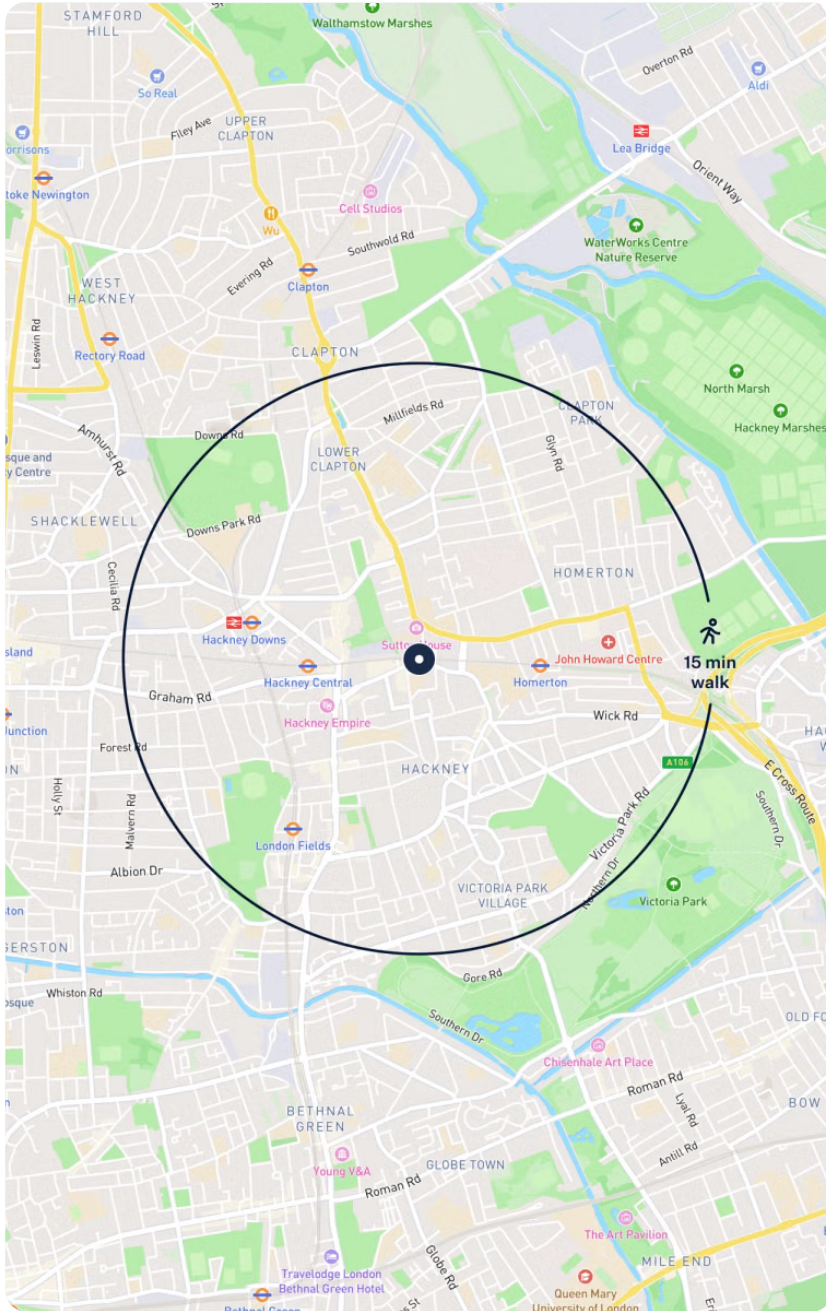
**Hackney Central Overground**

6 min walk



**[Google Maps](#)**





# Location

189 Morning Lane, London, E9 6DU

[/// inform.exile.hobby](http://inform.exile.hobby)

[Google Maps](#)

## WHAT'S NEARBY



**Hackney Central Overground**

6 min walk

# Cost Breakdown

## Costs Per Month

|                |                  |
|----------------|------------------|
| Rent           | £2,330           |
| Business Rates | £1,790           |
| Insurance      | Call for details |
| Service Charge | Call for details |
| <hr/>          |                  |
| Total          | Call for details |

All figures quoted are exclusive of VAT which is applicable.  
We advise checking exact business rate amounts with the VOA.

## Costs Per Annum

|                |                  |
|----------------|------------------|
| Rent           | £27,960          |
| Business Rates | £21,480          |
| Insurance      | Call for details |
| Service Charge | Call for details |
| <hr/>          |                  |
| Total          | Call for details |

All figures quoted are exclusive of VAT which is applicable.  
We advise checking exact business rate amounts with the VOA.



# Contact us

## Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

## Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

