

Reference: HMN00601

# 221 Ponsford Street, London, E9 6JH

Hackney, E9 6JH

IMAGE COMING SOON  
ILLUSTRATIVE IMAGE ONLY

☆ Flexible Lease Available

To Let

£1,880 pcm

740 sq ft

Flexible Use

 [Google Maps](#)



# 221 Ponsford Street, London, E9 6JH



**£1,880 per month + VAT**

£22,560 p/a · £30 per sq ft



**Flexible Use**

For multiple industries



**740 sq ft internal**

69 sq m



**Reference**

HMN00601



**24/7 access**



**3-Phase Power Supply**



**Electric roller shutters**



**LED lighting**

## WHAT'S NEARBY



**Hackney Downs**

5 min walk



**Hackney Central**

10 min walk



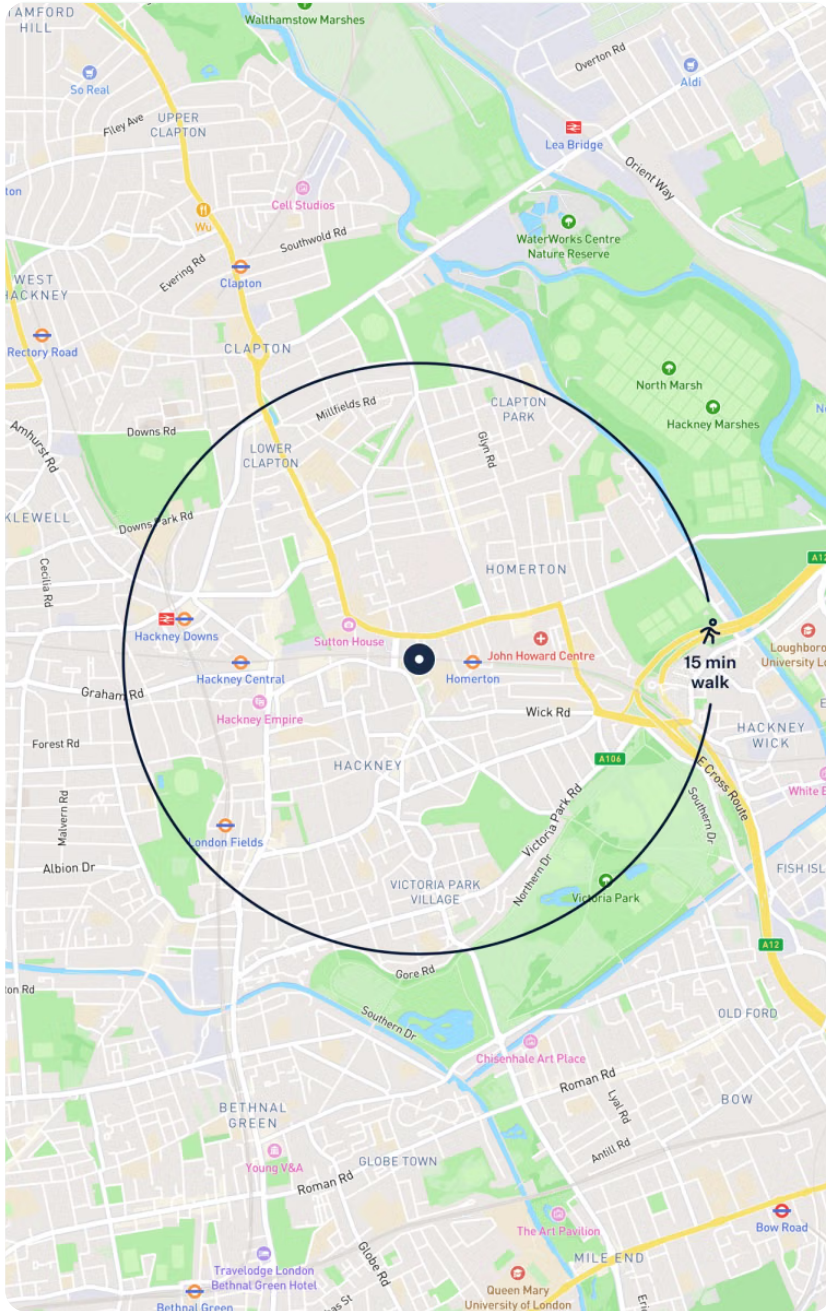
**Morning Lane**

2 min walk



**Google Maps**

**Images Coming Soon**



# Location

221 Ponsford Street, London, E9 6JH

 [rubble.bless.tour](https://www.rubblebless.tour)

 [Google Maps](https://www.google.com/maps)

## WHAT'S NEARBY



**Hackney Downs**

5 min walk



**Hackney Central**

10 min walk



**Morning Lane**

2 min walk

# Cost Breakdown

## Costs Per Month

|                |               |
|----------------|---------------|
| Rent           | £1,880        |
| Business Rates | £770          |
| Insurance      | £20           |
| Service Charge | £190          |
| <hr/>          |               |
| <b>Total</b>   | <b>£2,860</b> |

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

## Costs Per Annum

|                |                |
|----------------|----------------|
| Rent           | £22,560        |
| Business Rates | £9,240         |
| Insurance      | £240           |
| Service Charge | £2,280         |
| <hr/>          |                |
| <b>Total</b>   | <b>£34,320</b> |

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 our property experts

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

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

