



## Unit 11b, Stamford Works, Gillett Square

Dalston, London, N16 8JH

### Newly Refurbished Office/Studio

**387 sq ft**  
(35.95 sq m)

- Timber Flooring
- Entry Phone System
- GCH
- Communal Kitchenette
- Communal WC
- Communal Shower

# Unit 11b, Stamford Works, Gillett Square, Dalston, London, N16 8JH

## Summary

<b>Available Size</b>	387 sq ft
<b>Rent</b>	£12,700 per annum + VAT
<b>Business Rates</b>	TBC
<b>Service Charge</b>	£1,630.93 per annum + VAT
<b>EPC Rating</b>	Upon Enquiry

## Description

This available accommodation is a newly refurbished unit situated on the first floor of a former Print-Works building. The unit showcases appealing period industrial features and is equipped with an entry phone system, gas central heating, and shared amenities including a kitchenette, WC facilities, and showers. These features make it a perfect space for small creative and media businesses.

## Location

Located on the North side of Gillett Square, close to the Boleyn Road entrance adjacent to Dalston Kingsland Station. A fast-developing location, Dalston is attracting many up-and-coming innovative businesses and is home to a large number of young creatives. The property is within a development easily accessible from the square, benefitting from a public car park on its doorstep. It is in close proximity to Dalston Kingsland station, which provides both TFL Overground and National Rail services. There are also a number of bus routes that run along Kingsland Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service Charge	Total year	Availability
Unit - 11b	387	35.95	£12,700 per annum	£1,630.93 /annum	£14,330.93	Available

## Viewings

Strictly by appointment only.

## Terms

A New FRI Lease to be contracted outside the provision of the Landlord and Tenant Act of 1954.

## Building Insurance

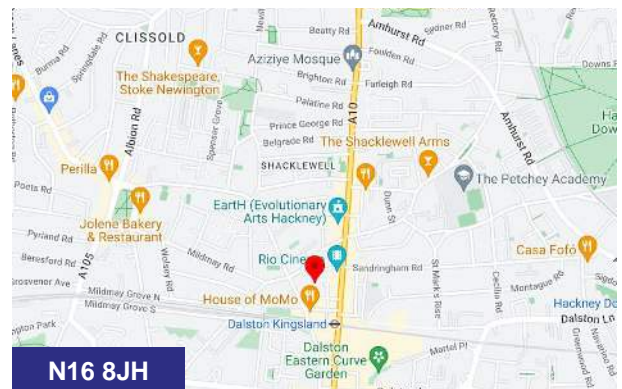
£218.48 per annum + VAT + Bills

## VAT

Applicable

## Legal Costs

Each party to bear their own costs.



N16 8JH

## Viewing & Further Information

**Arthur Nowicki**

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

**Ollie Lazarus**

0207 377 8989 | 07805756620

ollie@tarn-tarn.co.uk

**Gasper Kosciuk**

0207 456 9691 | 07554640000

Gasper@tarn-tarn.co.uk