

Tarn  
&Tarn

**CREATIVE STYLE  
OFFICE/STUDIO UNITS  
377 SQFT – 960 SQFT**



## DESCRIPTION

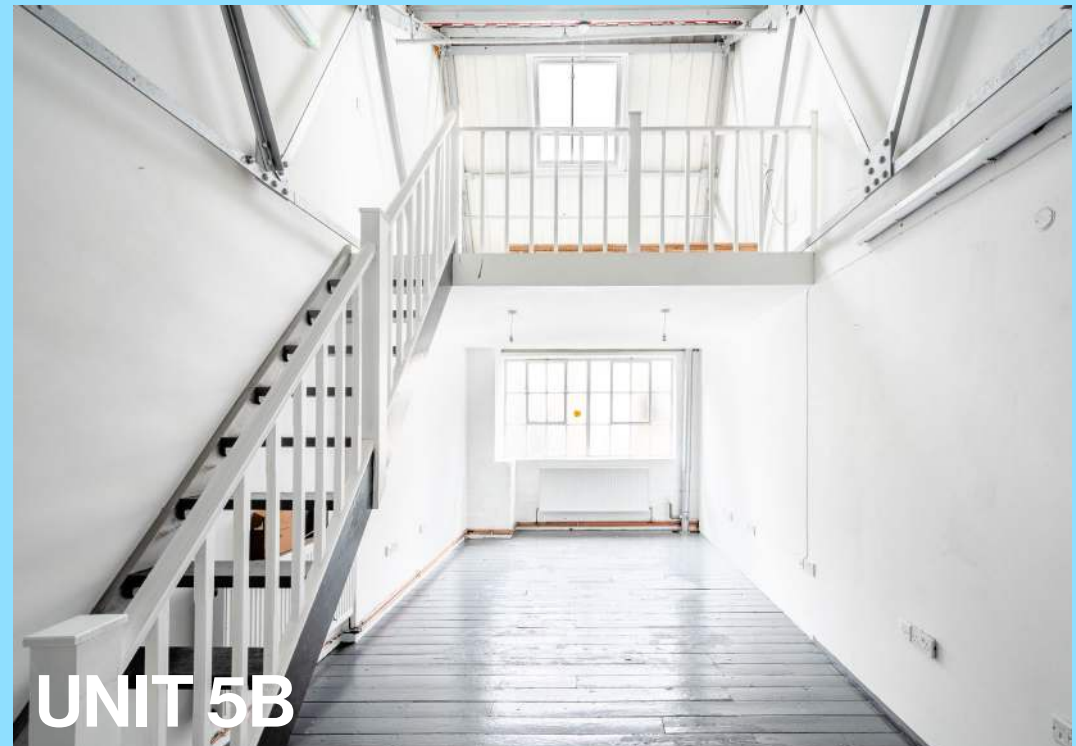
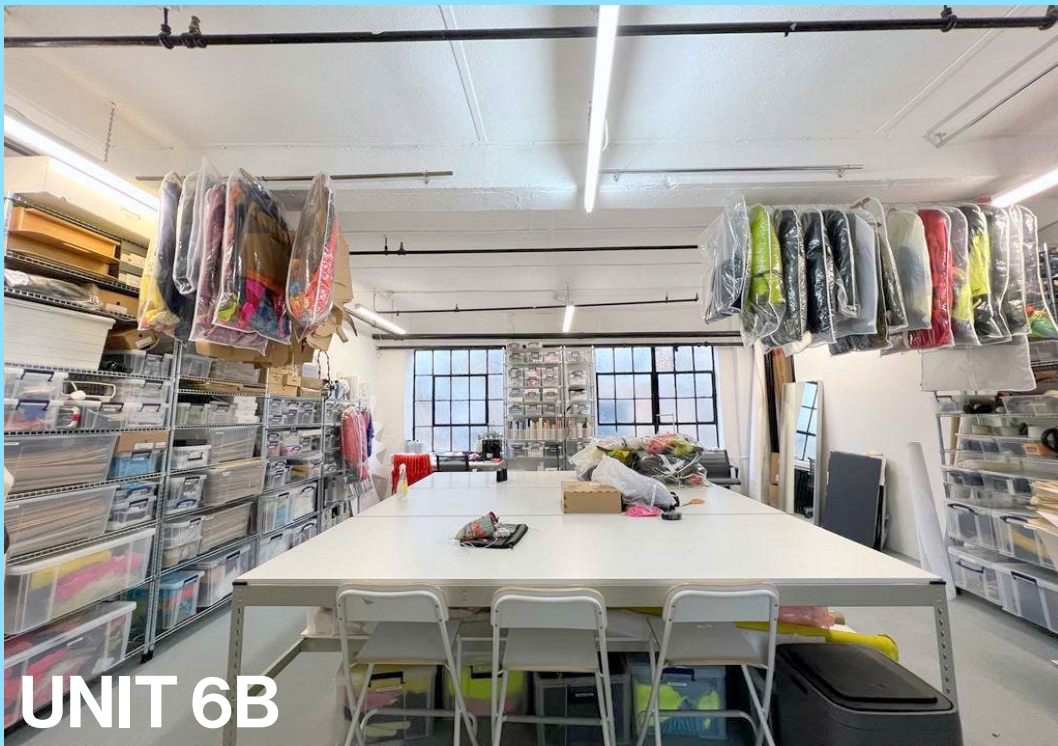
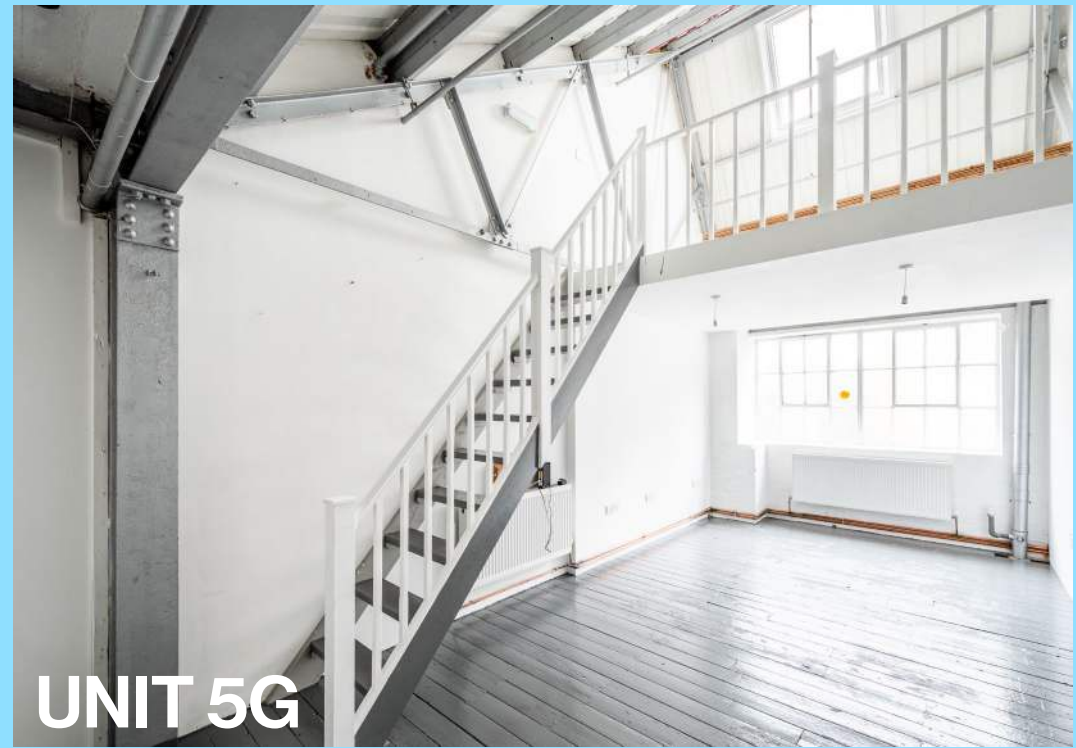
Industrial mixed-use development with restaurants, a coffee shop, and a boxing facility. Each unit showcases appealing period industrial features and is equipped with an entry phone system, gas central heating, and shared amenities, including a kitchenette, WC facilities, and showers. These features make it a perfect space for small creative and media businesses.

## AMENITIES

- Timber Flooring
- Entry Phone System
- G.C.H
- Communal Kitchenette
- Communal WC
- Communal Shower












# LOCATION

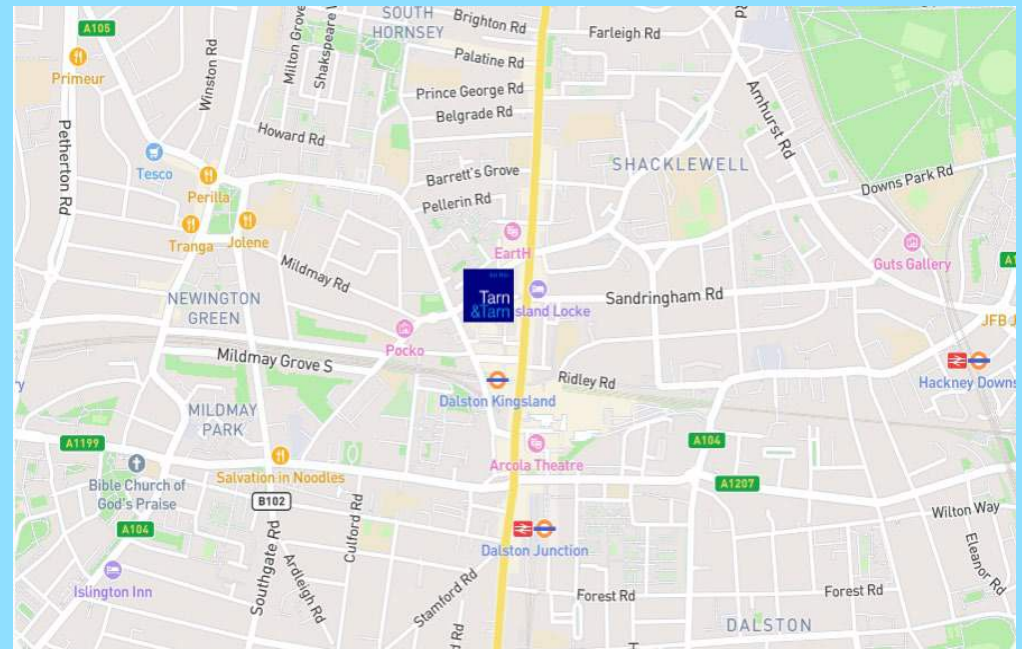
## THE AREA

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.



## TRANSPORT

-  Dalston Kingsland (1-minute walk) – [Overground Line](#)
-  Dalston Junction (5-minute walk) – [Overground Line](#)
-  Hackney Downs (16-minute walk) – [Overground Line](#)



# ACCOMMODATION

FLOOR	SQ FT	RENT (£ pa)	SERVICE CHARGE (£ PA)	BUILDING INSUARANCE	STATUS
UNIT 11A	592	£19,500	£2,032.65	£273.11 PA	UNDER OFFER
UNIT 11B	387	£12,700	£1,630.93	£218.48 PA	UNDER OFFER
UNIT 11C	645	£21,300	£2,657.55	£218.48 PA	LET
UNIT 5G	377	£12,000	£1,760.46	£173.86 PA	AVAILABLE
UNIT 5B	385	£12,000	£1,654.74	Included in service charge	AVAILABLE
UNIT 6B	519	£14,500	£1,560.86	£239.35 PA	UNDER OFFER
UNIT G1B1	960	£29,000	£2471.05	£440.89 PA	COMING SOON

## BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

## TERMS

A New FRI Lease to be contracted outside the Landlord and Security 1954

## VAT

VAT Applicable on Rent, Rental Deposit, Service Charge and Building Insurance

## LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn  
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## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
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