



Unit 8D - Stamford Works, Gillett Street

Dalston, London, N16 8JH

Workspace/Studio

181 sq ft

(16.82 sq m)

- Timber Floor
- Entry Phone System
- Good Natural Light
- Exposed Brickwork
- High Ceilings
- Good Location
- Communal Amenities (WC, Kitchenette and Shower)
- G.C.H

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Summary

Available Size	181 sq ft
Rent	£34 per sq ft
Business Rates	Upon Enquiry
Service Charge	£6.33 per sq ft
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Unit 8D	181	16.82
Total	181	16.82

Description

The unit is located on the first floor of this former Print-Works building. The property offers an open plan office area and benefits from good natural light, attractive period industrial features and a high ceiling.

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 which run along Kingsland Road.

Terms

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.

Viewings

Strictly by appointment only.

VAT

Applicable

Building Insurance

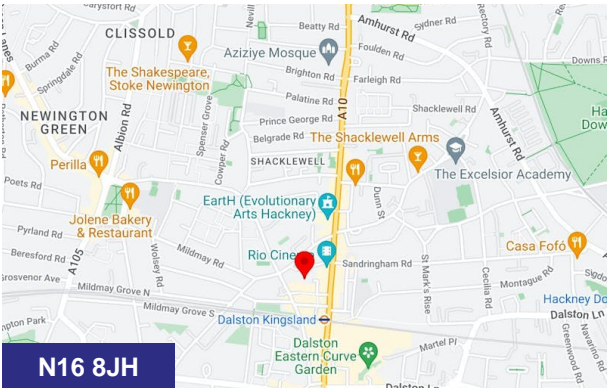
Included in the service charge

Legal Costs

Each party to bear their own costs.

Availability

Available from 21st September 2024



Viewing & Further Information

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