



Unit 6b, Stamford Works, Gillett Square

Dalston, London, N16 8JH

Office/Studio

519 sq ft
(48.22 sq m)

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

Unit 6b, Stamford Works, Gillett Square, Dalston, London, N16 8JH

Summary

Available Size	519 sq ft
Rent	£14,500 per annum + VAT
Business Rates	TBC
Service Charge	£2,161.59 per annum + VAT
EPC Rating	Upon enquiry

Description

This available accommodation is a 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 - 6b	519	48.22	£14,500 /annum	£2,161.91 /annum	£16,661.91	Let

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

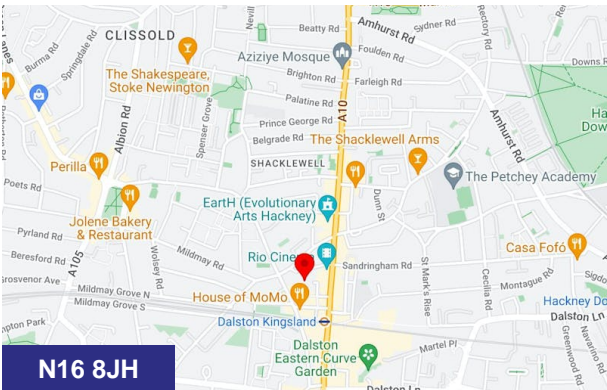
£216.59 per annum + VAT

VAT

Applicable

Legal Costs

Each party to bear their own costs.



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07554640000
Gasper@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk