

Est. 1955

Tarn &Tarn



**STAMFORD WORKS,
DALSTON,
LONDON,
N16 8JH**

**OFFICE/STUDIO
420 - 519 FT²**

DESCRIPTION

Unit 3B is located on the Ground 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.

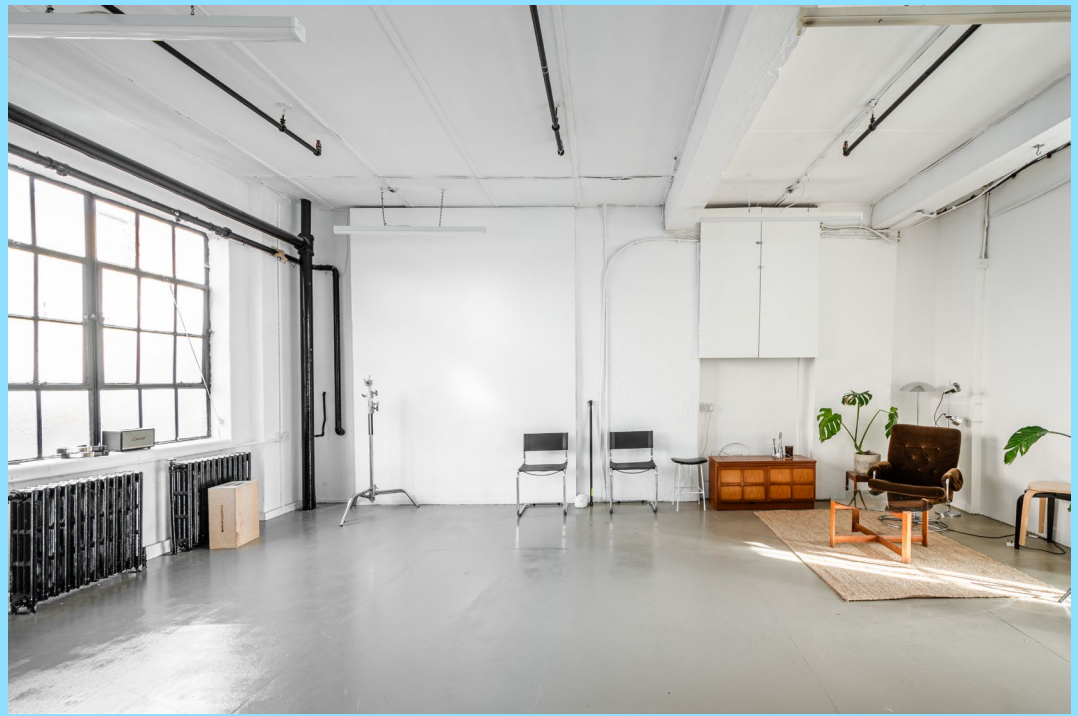
Unit 6B is situated on the first floor of the building. The unit showcases appealing period industrial features and is equipped with an entry phone system, gas central heating and shared amenities including a kitchenette, WC facilities and showers.

Both units are an ideal choice for small creative and media businesses looking for space in the Dalston area.

SUMMARY

- Good Ceiling Height
- Timber Floor
- Communal WC and Showers
- Entry Phone System
- Mezzanine
- High Ceilings
- Great Natural Light








LOCATION

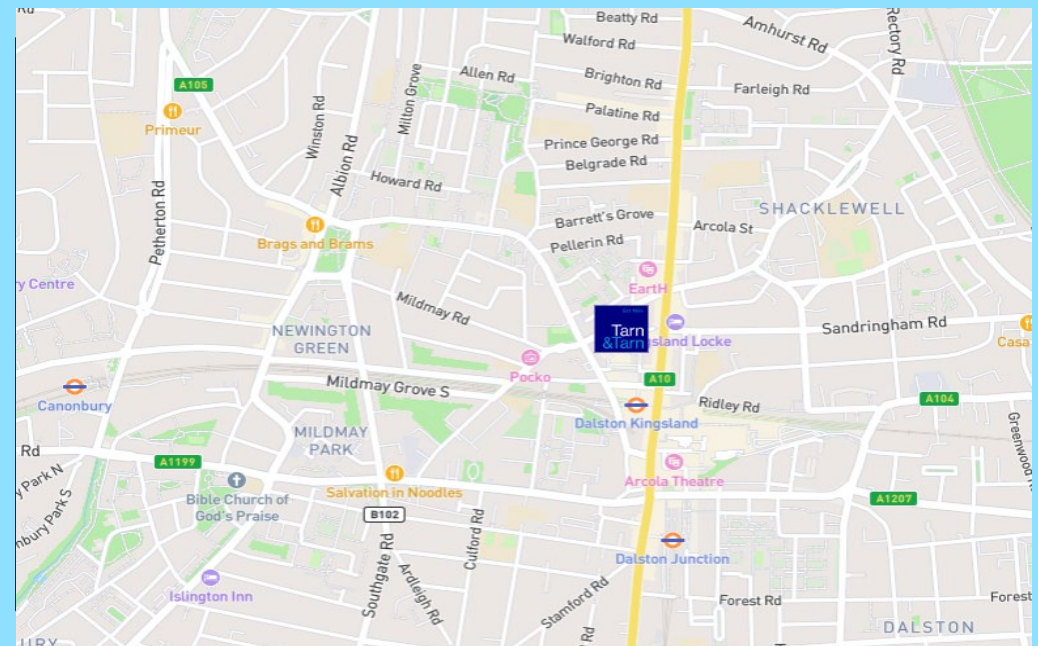
THE AREA

Located on the north side of Gillett square, near the Boleyn road entrance and adjacent to Dalston Kingsland station, this property is situated in a rapidly developing area. Dalston has become a hub for innovative businesses and a large community of young creatives. The property is part of a development with convenient access from the square and benefits from a public car park right on its doorstep. It is also near Dalston Kingsland station, which offers both TFL overground and national rail services. Additionally, several bus routes run along Kingsland road, enhancing accessibility.



TRANSPORT

-  Dalston Kingsland (3-minute walk) – **Windrush Line**
-  Dalston Junction (14-minute walk) – **Windrush Line**
-  Canonbury (14-minute walk) - **Windrush Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Unit 3B	420	£14,500	£2,552.80	EXEMPT	£17,052.8
Unit 6B	519	£14,500	£2,161.59	EXEMPT	£16,661.59
TOTAL	939				

VAT

Applicable On Rent, Service Charge, Rental Deposit and Building Insurance

TERMS

A new FRI lease to be contracted outside the security and provision of the Landlord and Tenant Act 1954

BUILDING INSURANCE

Included in the Service Charge

LEGAL COSTS

Each party to bear their own costs

LOCAL COUNCIL

London Borough of Hackney

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.