

Est. 1955

Tarn  
&Tarn



DAILLEY BUILDING,  
230 DALSTON LANE,  
HACKNEY  
E8 1LA

STUDIO/WORKSHOPS IN  
THE HEART OF HACKNEY  
154-270 FT<sup>2</sup>



## DESCRIPTION

Located on the second floor of the Dailley building, each unit has been recently refurbished to a high standard, offering a clean and modern space. The units benefit from excellent natural light, enhanced by skylights, and feature communal WC facilities, a kitchenette, a passenger lift, and high ceilings. This makes it an ideal opportunity for any business under the E-Use Class looking for a studio or workspace in the E8 postcode area.

## AMENITIES

- Great Ceiling Height
- Industrial Character Features
- Next Door Hackney Downs Station
- Communal WC & Kitchenette
- Good Natural Light



# LOCATION




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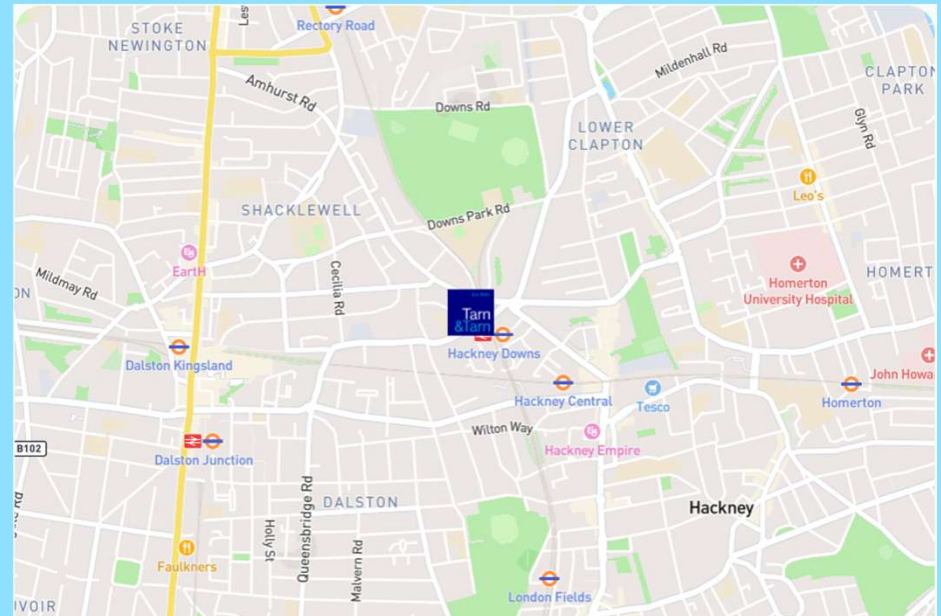
## THE AREA

Nestled on the South side of Dalston Lane, near Amhurst Road, this property is surrounded by a trendy urban landscape. Additionally, the property enjoys the convenience of being next to Hackney Downs Overground Station, providing easy access to Liverpool Street, North London (Edmonton, Tottenham) and East London (Walthamstow, Chingford).



## TRANSPORT

-  Hackney Downs (1-minute walk) – **Overground Line**
-  Hackney Central (9-minute walk) – **Overground Line**
-  Dalston Junction (16-minute walk) – **Overground Line**



## ACCOMMODATION

UNITS	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE (£PA) - Inclusive of Building Insurance Only	TOTAL (£PA)	AVAILABILITY
UNIT 30	172	£5,950	£688	£6,638	AVAILABLE
UNIT 32	172	£5,950	£688	£6,638	AVAILABLE
UNIT 33	172	£5,950	£688	£6,638	AVAILABLE
<b>TOTAL</b>	<b>516</b>	<b>£17,850</b>	<b>£2,064.00</b>	<b>£19,914.00</b>	

## TERMS

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

### VAT

Applicable on Rent, Service Charge, Rent Deposit

## LOCAL AUTHORITY

London Borough of Hackney

## UTILITIES & BUSINESS RATES

Utility Bills are not included in the rent nor service charge.

Interested parties should make their own enquires with the local authority about business rates.



## LEGAL COST

Each party to bear their own legal costs.



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## VIEWINGS

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**TARN & TARN**  
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## TEAM

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