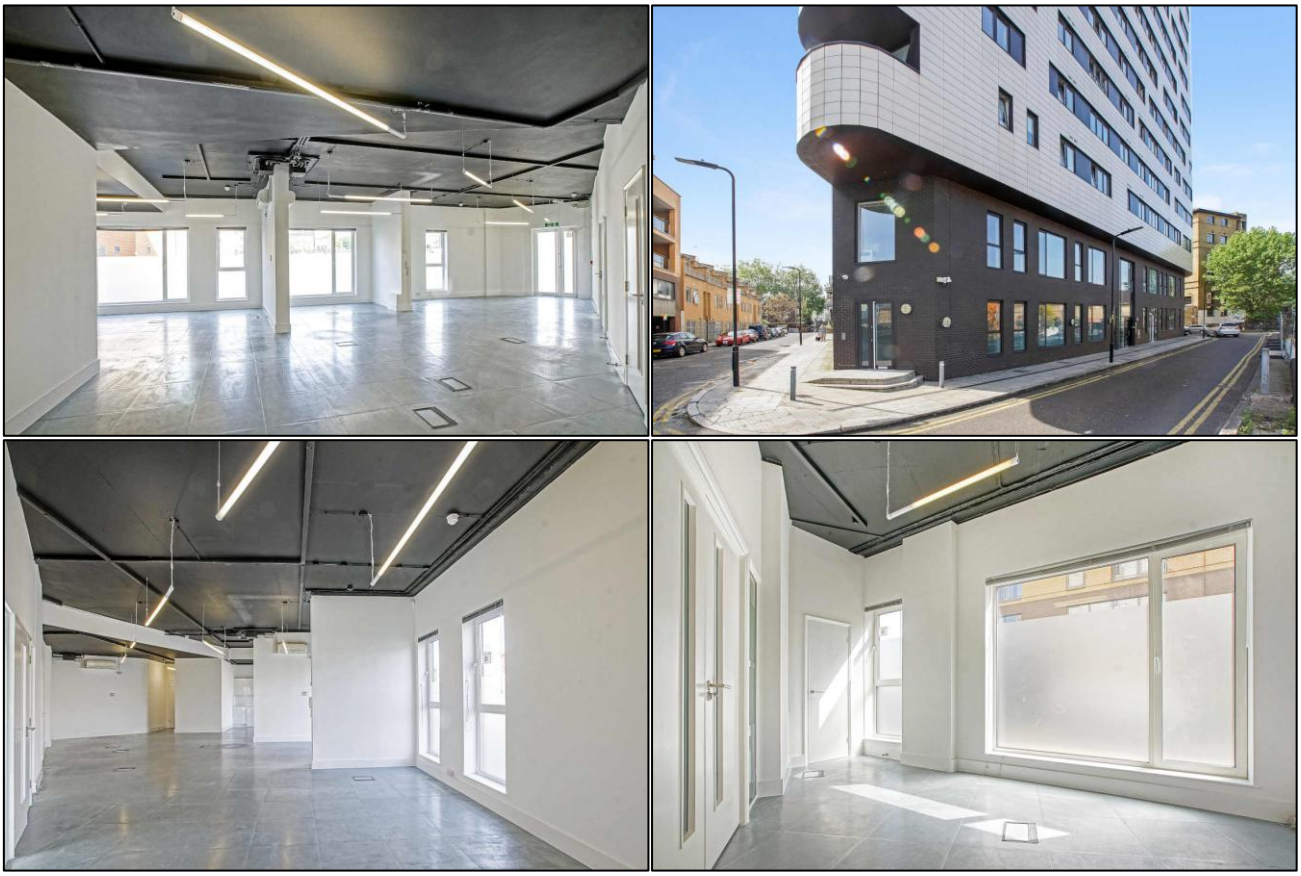
Commercial Space
1,326 sq. ft. / 123.2 sq. m.
Self-contained ground floor suitable for a variety of users

FOR SALE

12 Tyssen Street, Dalston E8 2FE



LOCATION

The property is on the corner of Tyssen Street and Ramsgate Street and close to Dalston Junction in a development known as Kinetica. The area is popular with tech, media and design companies attracted by the good transport links and independent cafes and restaurants. Dalston Junction rail station provides excellent bus links to Shoreditch, Clerkenwell and The City.

TRANSPORT

Dalston Junction (London Overground)

Travel times to:

Shoreditch High Street	(6 minutes)	London Bridge	(21 minutes)
Oxford Circus	(21 minutes)	Highbury & Islington	(7 minutes)

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DESCRIPTION

The premises are situated in a building known as Kinetica, on the ground floor and benefits from its own street entrance with large windows on both elevations.

An architecturally designed space which can be used as offices, retail, health, medical and a fitness studio.

AMENITIES

- Self-contained ground floor studio
- Own street entrance
- Excellent natural daylight
- Air conditioned
- Fully accessible raised floor
- Floor boxes with power in situ
- Stick-lite lighting
- Male and female WCs
- Storage cupboard
- Fully fitted kitchen

FLOOR AREA (GIA)

Ground floor 1,326 sq. ft. 123.2 sq. m.

VIRTUAL FREEHOLD

A 999 year long leasehold from 1st January 2011. This is subject to an annual ground rent of £500.

PRICE

£425,000 plus VAT

£320 per sq. ft.

SERVICE CHARGE

The estimated service charge budget for the year 2026 is £1,513 / £1.14 psf.

BUSINESS RATES

The rates payable for 2026/27 are £12,137 / £9.15 psf.

Interested parties must contact The London Borough of Hackney to verify these figures.

PLEASE CONTACT

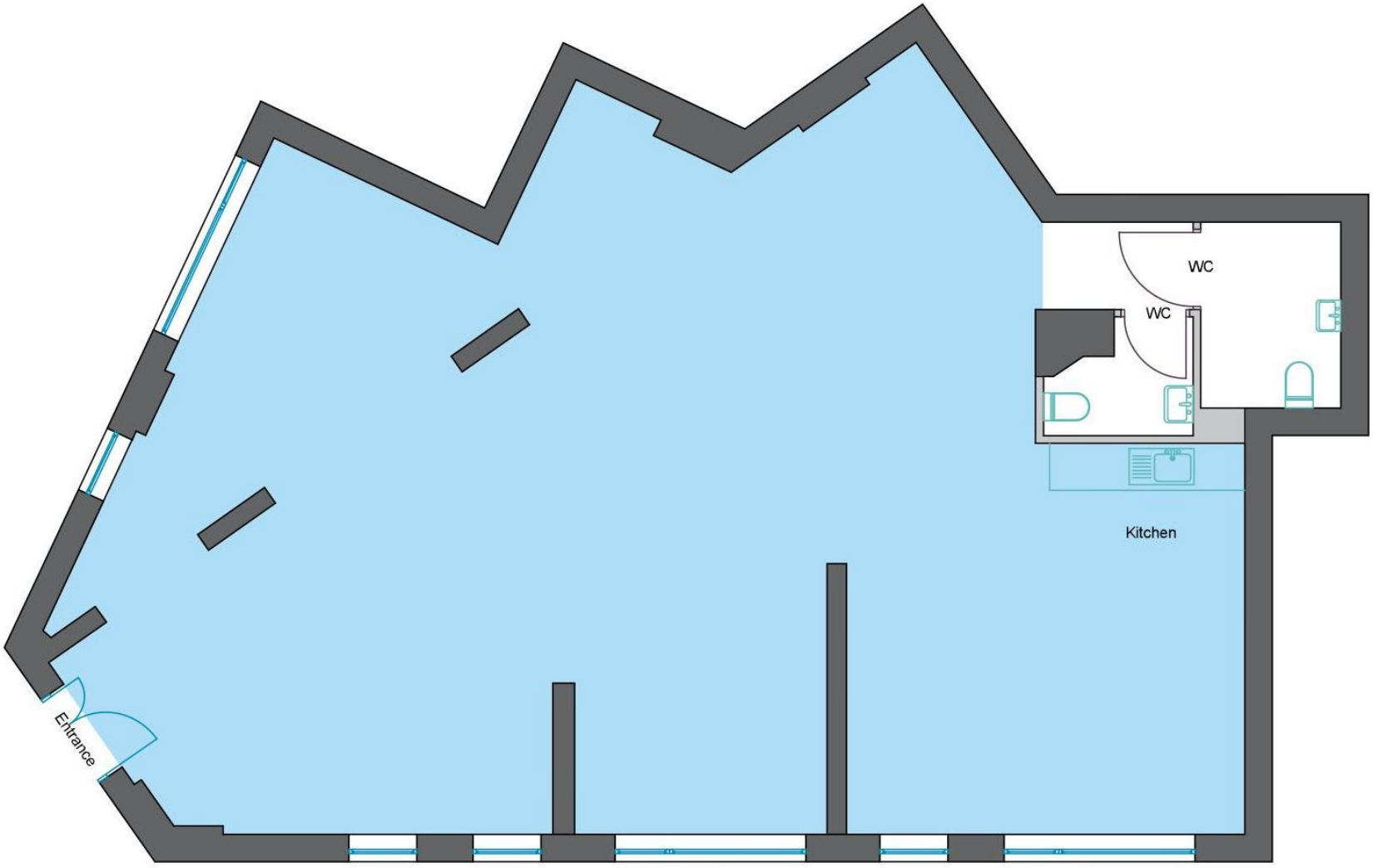
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FLOOR PLAN



Ground Level