

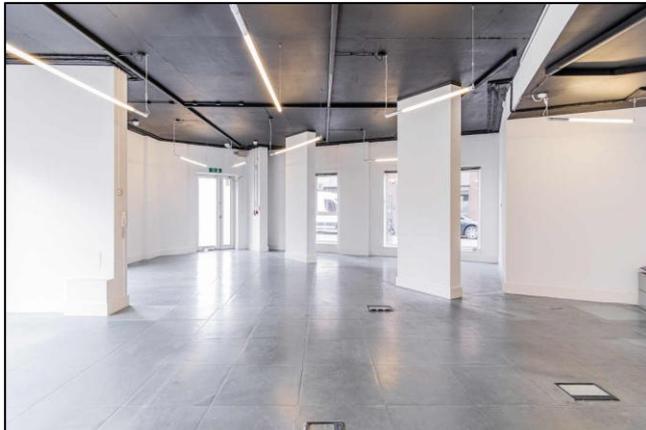
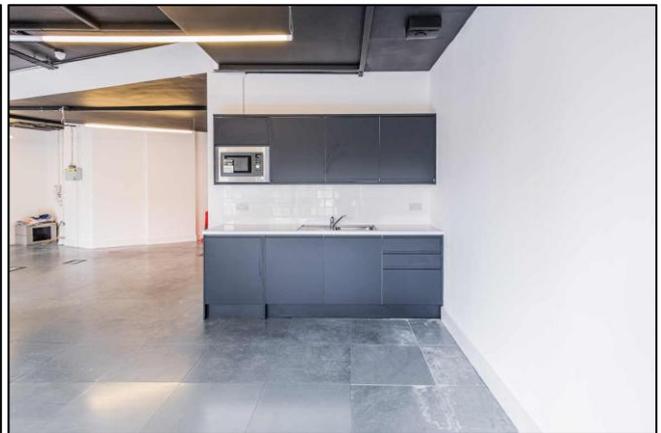
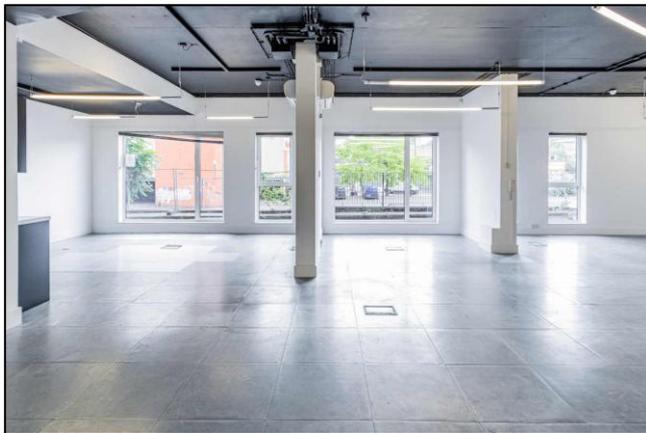
Commercial Office Space

1,250 sq. ft. / 116.2 sq. m.

Self-contained ground floor suitable for a variety of users

# TO LET

12 Tyssen Street, Dalston E8 2FE



## LOCATION

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

## TRANSPORT

Dalston Junction (London Overground)

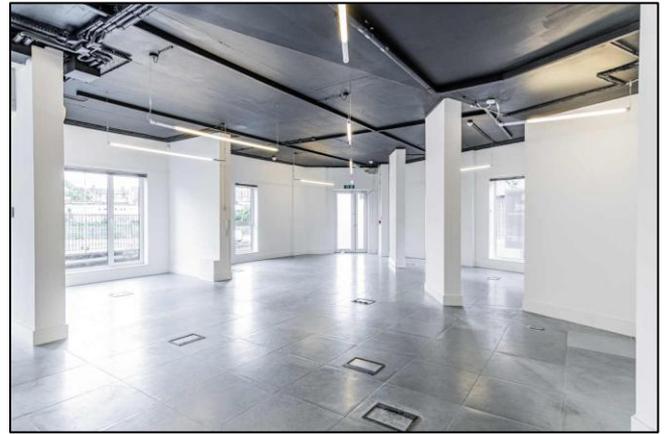
Travel times to:

Shoreditch High Street (6 minutes)  
Oxford Circus (21 minutes)

London Bridge (21 minutes)  
Highbury & Islington (7 minutes)

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The office is 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 or 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

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,250	116.1

## LEASE

New flexible lease terms are available.

## EPC

B rating.

## RENT

Per sq. ft.	Per Annum
£19.50	£24,375

## SERVICE CHARGE

Per sq. ft.	Per Annum
£1.21	£1,513

## BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£13.52	£16,907

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

## FULLY INCLUSIVE COST

Per Annum	Per Month
£42,795	£3,566

Excludes utilities & VAT

## PLEASE CONTACT

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