

**14 DALSTON LANE,
E8**

3,510 SQ FT

SUBSTANTIAL CORNER RETAIL GROUND FLOOR UNIT
FOR RENT (WILL CONSIDER A SALE)

DALSTON SQUARE E8



DESCRIPTION

A self-contained ground floor E class unit forming part of the Dalston Square development a short walk from Dalston Junction station. Previously used as an escape room, the premises provide very versatile space with excellent floor to ceiling height, concrete finishes, valuable return frontage and full height glazing. The premises would suit a range of occupiers including retail, c-store, showroom and office.

AMENITIES



RETURN FRONTAGE



GREAT CEILING HEIGHTS



DDA COMPLIANT



SELF-CONTAINED



GOOD FOOTFALL



E CLASS USE



FLOOR TO CEILING GLAZING



24 HOUR ACCESS



EXCELLENT TRANSPORT LINKS

SUBSTANTIAL CORNER RETAIL PREMISES FOR RENT



TRANSPORT

Dalston Junction – 4 mins



Dalston Kingsland – 7 mins



Hackney Downs – 10 mins



AREA

Situated in this sought after location in the heart of Dalston, one of East London's most vibrant fringe locations.

The premises is located within the Dalston Square development adjacent to the Dalston Library and a few minutes walk from Dalston Junction station and in close proximity to the shops, restaurants, bars and leisure facilities of Dalston Kingsland high street.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground Floor	3,510	Available	£90,000	£34,500	TBA	£10,375

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

A sale of the long leasehold interest may be available by negotiation – contact the team for more information

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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TEAM



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