

Est.1955

Tarn  
&Tarn

STAMFORD WORKS,  
DALSTON,  
LONDON,  
N16 8JH

OFFICE/STUDIO  
475 - 774 FT<sup>2</sup>



## DESCRIPTION

This available accommodation is an office/studio situated on the first floor of a former Print-Works building. The unit showcases appealing period industrial features and is equipped with an entry phone system, gas central heating, a kitchenette and shared amenities including WC facilities, and showers. These features make it a perfect space for small creative and media businesses.

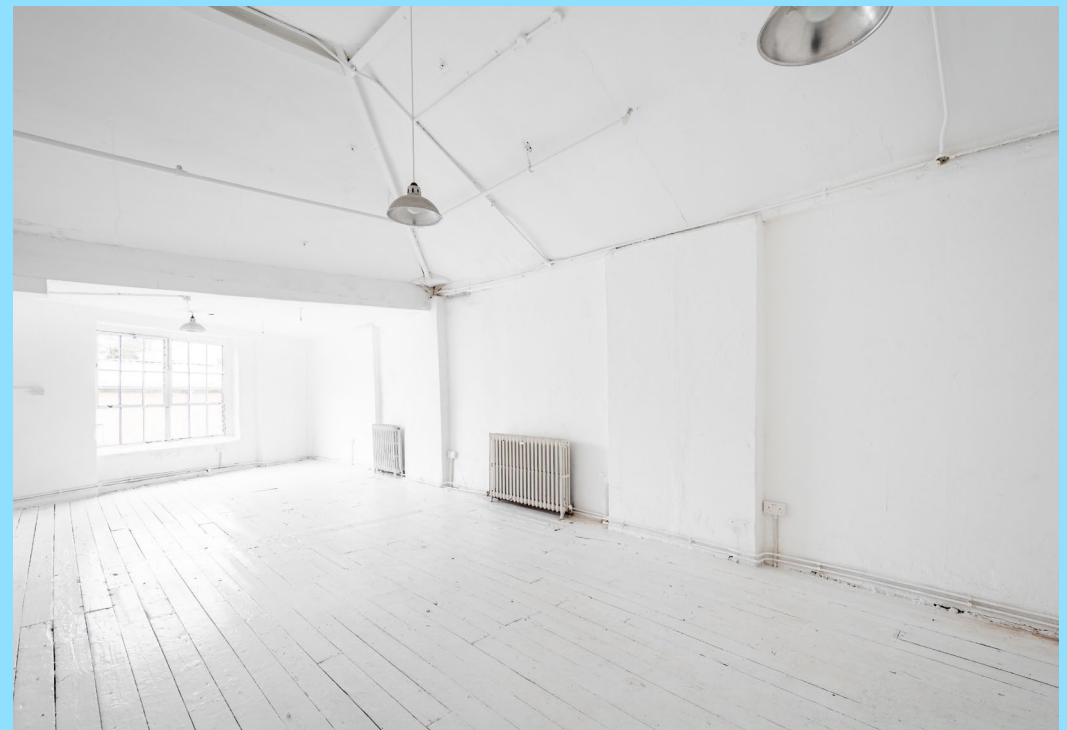
Both units are an ideal choice for small creative and media businesses looking for space in the Dalston area.

## 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.

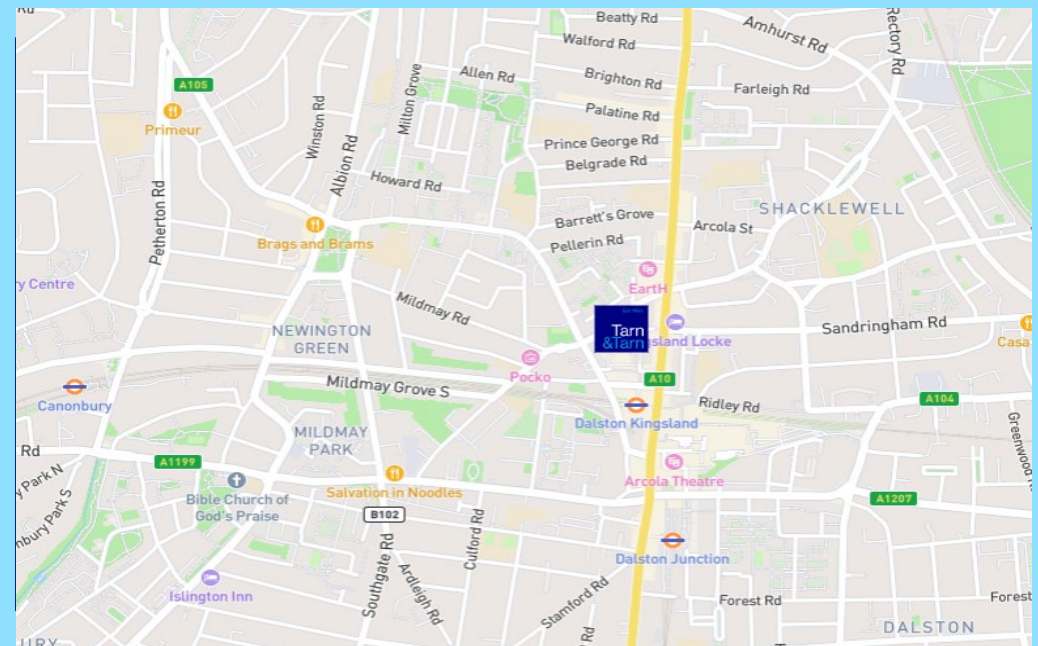


## TRANSPORT

🚶 Dalston Kingsland (3-minute walk) – **Windrush Line**

🚶 Dalston Junction (14-minute walk) – **Windrush Line**

🚶 Canonbury (14-minute walk) - **Windrush Line**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Unit 11B	475	£13,000	£2,630.98	EXEMPT	£15,630.98
Unit 11C	774	£17,000	£4,287.12	£6,362	£27,649.12
<b>TOTAL</b>	<b>1,249</b>				

## 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

TBC

## 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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## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**