



STRETTONS

EST 1981

Dalston Works, 5 Martel Place, Dalston, London, E8 2FQ

FOR SALE

Office

11,384 sq ft / 1,057.6 sq m

Offers in the region of £3,700,000

Self-contained HQ office block ideal for owner-occupier for sale



- Courtyard
- Excellent natural light
- Great ceiling Heights
- Lift
- Concierge
- Showers
- Bike racks
- Meeting rooms
- air conditioning

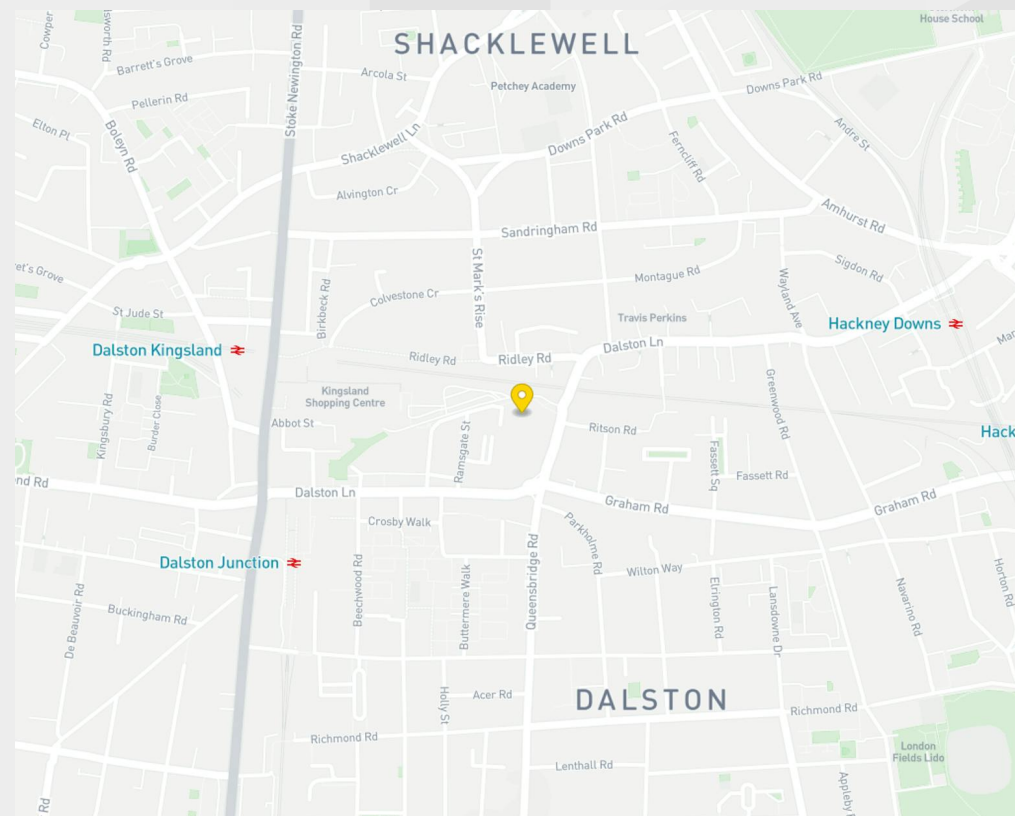


Description

Dalston Works is a stunning mixed-use development, with a stunning front landscaped courtyard. The site benefits from a Pure Gym and independent wine bar as well as ample bike racks. Block G provides a unique opportunity for an occupier to own their own HQ building over four upper floors, offering fully DDA compliant, high specification fitted office space that allows future subletting in floors or full vacant possession by Feb 2028.

Location

The property is situated off 5 Martel Place, just off of Dalston Lane and is within easy walking distance to multiple stations including Dalston Junction (London Overground), Dalston Kingsland (London Overground) and Hackney Downs (London Overground). The property enjoys the convenience of renowned local establishments including CrossFit Dalston, Allpress Coffee, Little Duck Picklery and Dusty Knuckle Bakery.



Accommodation / Availability

Unit	Description	Sq ft	Sq m	Availability
1st	Vacant	2,846	264.40	Vacant
2nd	Vacant	2,846	264.40	Vacant
3rd	1,788 sq ft leased at £24,724 pa. Lease Break 11/05/2031. Lease Expiry 11/05/2033	2,846	264.40	Let to Seven Sports Management Ltd
4th	Lease Break 13/02/2027. Lease Expiry 13/02/2028	2,846	264.40	Let to IBA Global Ltd

Tenure

Long Leasehold

EPC

Has been commissioned

VAT

Applicable

Configuration

Upon enquiry

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