



Unit 5J, Stamford Works, Gillett Street

London, N16 8JH

Self-Contained office

450 sq ft
(41.81 sq m)

- Timber Floor
- Entry Phone System
- Good Natural Light
- Exposed Brickwork
- High Ceilings
- Communal Kitchenette
- Communal WC & Shower
- GCH

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London E1 6BD
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tarn-tarn.co.uk

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Summary

Available Size	450 sq ft
Rent	£13,500 per annum
Rates Payable	£450 per annum
Rateable Value	£12,250
Service Charge	£2,084 per annum
EPC Rating	Upon enquiry

Description

These offices are located on the first floor of this former Print-Works building. The property offers open plan office area and benefits from good natural light, attractive period industrial features and a high ceiling.

Location

Located on the north side of Gillett Square, close to the Boleyn Road entrance adjacent to Dalston Kingsland Station. A fast developing location, Dalston is attracting many up and coming innovative businesses and is home to a large number of young creatives. The property is within a development easily accessed from the square and benefits from a public car park on its doorstep. It is in close proximity to Dalston Kingsland Station which provides both TFL Overground and National Rail services. There are also a number of bus routes which run along Kingsland Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1st Floor - Unit 5j	450	41.81	Let
Total	450	41.81	

Viewings

Strictly by appointment only.

Lease

New FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord and Tenant Act 1954

Legal Costs

Each part to bear their own legal costs

VAT

Applicable



Viewing & Further Information

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