



Unit G1a Stamford Works

Dalston, London, N16 8JH

Characterful Ground Floor Unit in Converted Printworks

1,767 sq ft
(164.16 sq m)

- Former printworks building — attractive period industrial character
- Predominantly open-plan layout — flexible for a range of uses
- Concrete floors
- WC-Facilities
- Self Contained Access and Facility

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

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Summary

Available Size	1,767 sq ft
Rent	£46,000 per annum
Rates Payable	£16,000 per annum
Rateable Value	£38,750
Service Charge	£5,889.61 per annum
EPC Rating	Upon enquiry

Description

Occupying the ground floor of a former printworks, this self-contained unit offers independent access and its own WC. The predominantly open-plan accommodation is defined by generous ceiling heights, excellent natural light, and attractive exposed industrial character — currently configured as a training facility, though equally suited to a range of alternative uses.

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 accessible from the square, benefitting 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 that run along Kingsland Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	1,767	164.16
Total	1,767	164.16

Viewings

Strictly by appointment

Terms

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

VAT

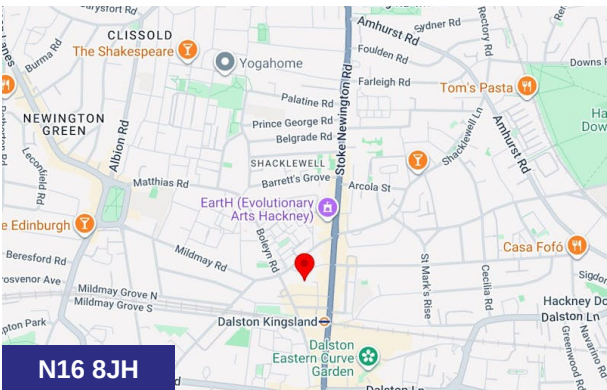
Applicable

Building Insurance

£220 per annum

Utilities

Utilities and internet/telecoms costs are not included within the rent or service charge and are payable in addition. Prospective tenants are advised to make their own enquiries with the relevant providers regarding approximate costs.



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk

Gasper Kosciak

0207 377 8989 | 07802453663
gasper@tarn-tarn.co.uk