

14 DALSTON LANE, E8

3,510 SQ FT

SUBSTANTIAL CORNER COMMERCIAL GROUND FLOOR

UNIT FOR RENT (WILL CONSIDER A SALE)

DALSTON SQUARE E8



pments

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(K)

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Dalston C.L.R. James Library

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DESCRIPTION

A self-contained ground floor commercial 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 – 1 mins



Dalston Kingsland – 5 mins



Hackney Downs – 15 mins

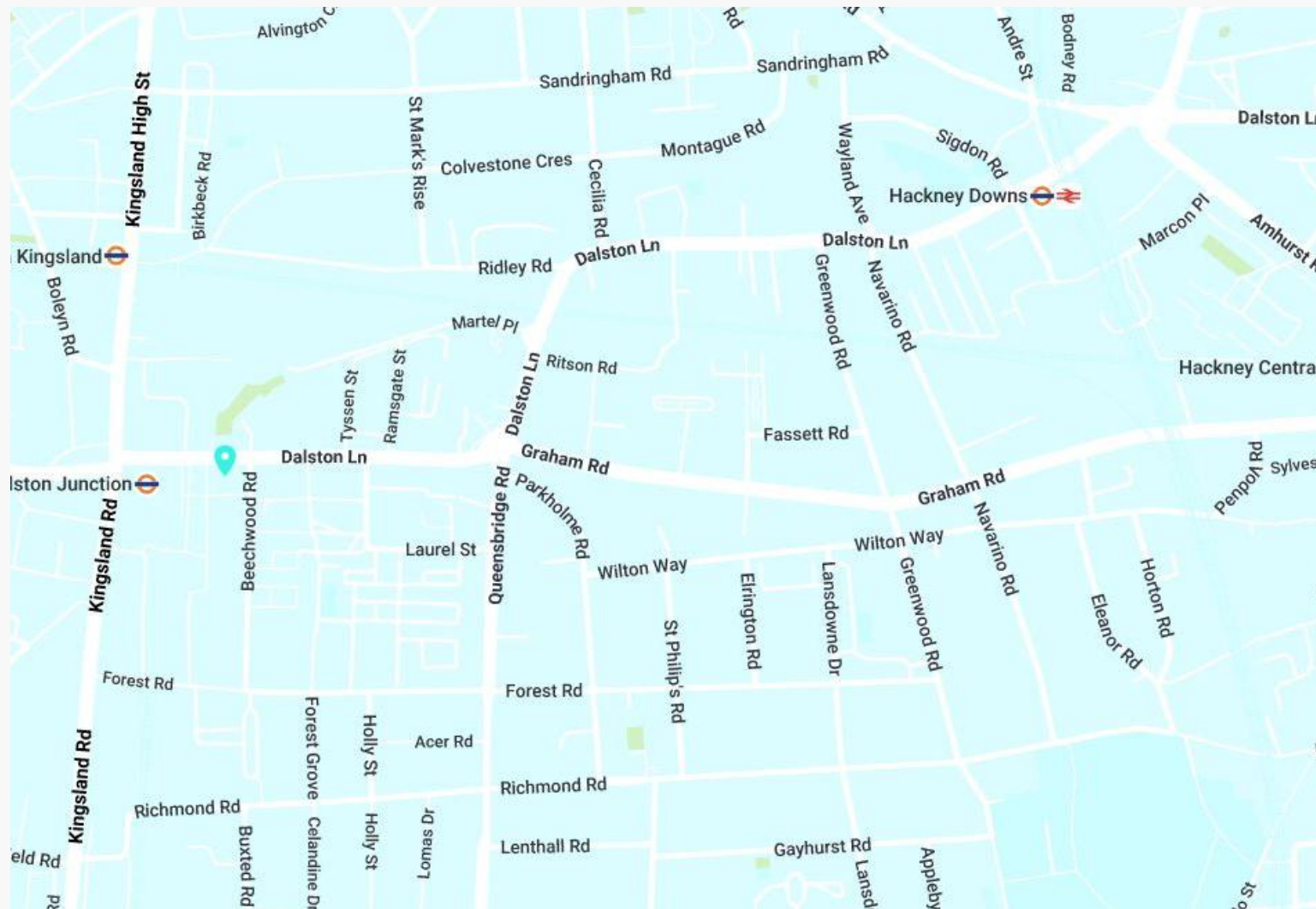


AREA

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	Under Offer	£90,000	£34,500	TBA	£10,375

LEASE

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

USE

Commercial use, E Class to be confirmed, interested parties should make their own enquiries with the local LB Hackney Planning Dept.

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.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 253 254

020 7375 3444
www.belcor.london