



# Colvestone School, Colvestone Crescent, Dalston, London E8 2LG

**Former primary school (Class F1) to  
lease in Dalston**

**To Let - Expressions of interest invited**

**24,496 sq ft / 2,276 sq m**



# Summary

- Self-contained, former School/ Education facility and Caretaker's house (**Class F1**)
- Significant areas of demised/ **private outside space**
- **Period features** with stunning halls in part
- Purpose designed/ delivered **School facilities**
- Short walk (150m) to **Dalston Kingsland Station** and a Public transport accessibility level of 6a
- Single or multi-let opportunity with scope to be **sub-divided into up to 4 separate units**, all of which could have private outside space and entrances
- **Existing Class F1 (Education & Religious) use**, with other uses considered - subject to planning
- Alternative uses such as **Nursery, Office/ Workspace, Studio, Workshop, Retail & Leisure** considered
- **New lease(s)** available direct from the Freeholder. Long leases will require approval from **Department for Education and Secretary of State**
- **Change of use** is subject to both **planning consent and Secretary of State approval**
- **Capital investment** into the property is expected and should be considered by all interested parties
- **London Borough of Hackney** as the Freeholder, actively supports viable proposals that deliver services, amenities, and facilities benefiting the local area and its communities



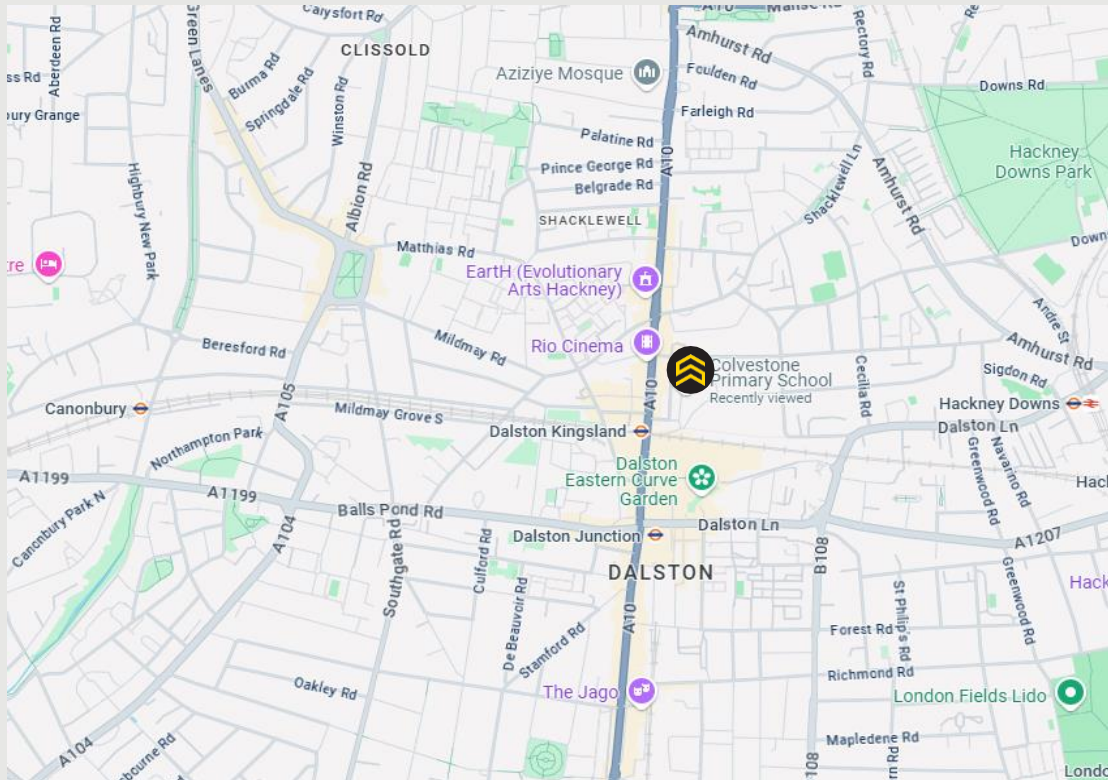


## Location

**Colvestone School** is located on the western side of **Colvestone Crescent**, just north of **Ridley Road**. It is bordered to the west by **Birkbeck Road**, and to the north by **Pendulum Mews**, a small residential street.

**Dalston Kingsland Station** is approximately **150 metres** from the site and is served by the **London Overground's Mildmay Line**. **Dalston Junction Station** lies less than **500 metres** away and is served by the **London Overground's Windrush Line**.

The area is well-served by numerous bus routes, providing convenient connections to **Central London** and surrounding areas.





# Description

Colvestone School is a **Grade II listed building**, situated on Colvestone Crescent and just north of Ridley Road. The property is within the **St Marks Conservation Area**.

The property and the adjoining outside space was previously occupied and operated by a single school. The building with its existing **Class F1 use** would be suitable for a new **Education** provider to lease the entire premises. Under the F1 planning use we also understand that the property would be **suitable for Religious use too**.

The property would also appear to suit a range of other potential uses including Nursery, Office/ Creative workspace, Leisure/ Fitness and Retail/ Cafe use. In addition to the range of possible uses, the larger commercial building would also accommodate sub-division as per the accommodation schedule of possible areas is set -out below.



# Accommodation Schedule

Unit	Floors	GIA sq. ft	GIA sq. m
Unit 1	First, Lower and upper ground floors	6,544	608
Unit 2	Lower and upper ground floors	11,065	1,028
Unit 3	Lower and upper ground floors	5,198	483
Unit 4	Caretaker's House	1,689	157
Total GIA		24,496	2,276



# Floorplans



KEY



Unit 1  
Gross Internal Area (GIA)  
125m<sup>2</sup> / 1,345sqft Approx.



Amenity Space (GIA)  
155m<sup>2</sup> / 1,668sqft Approx.

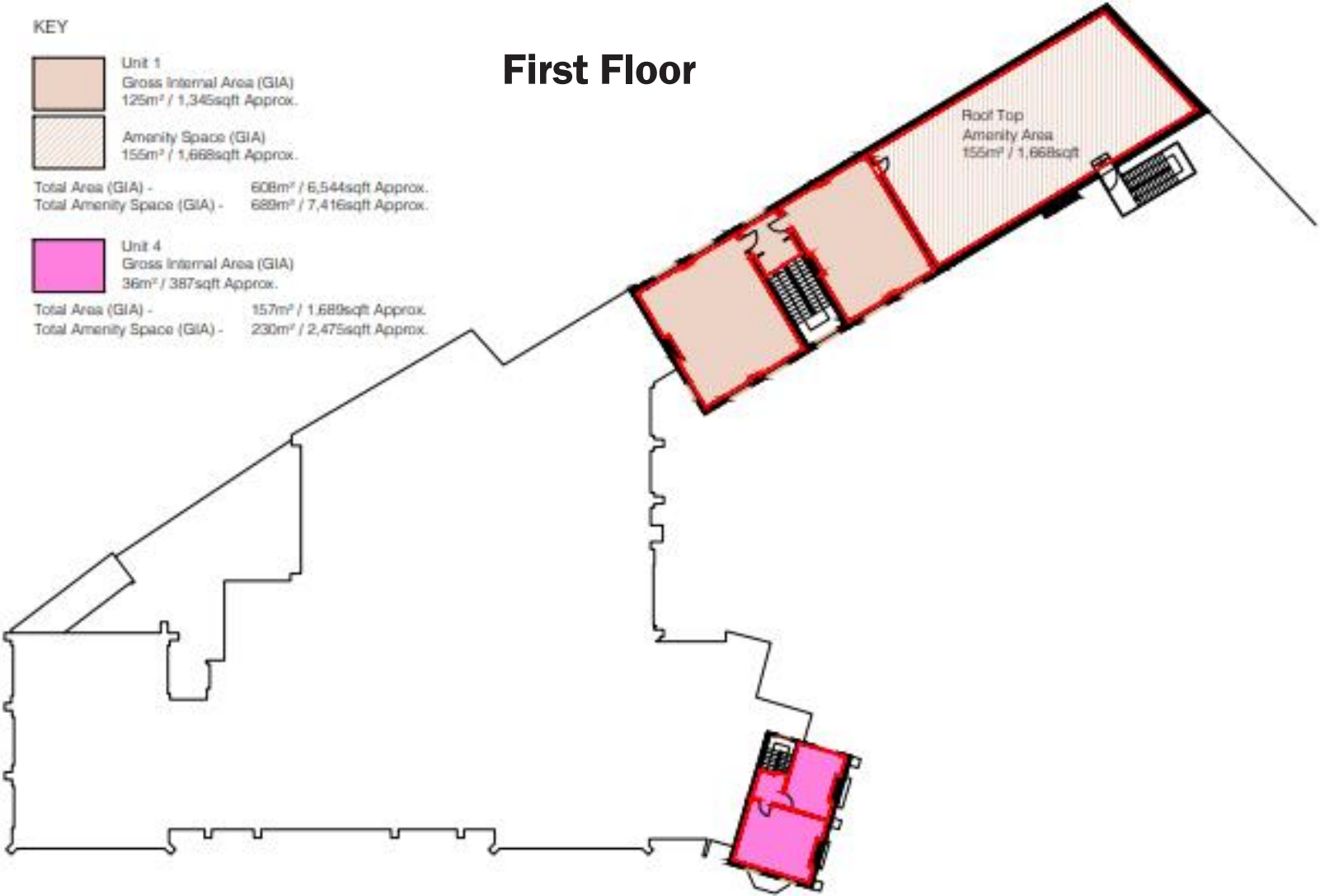
Total Area (GIA) - 608m<sup>2</sup> / 6,544sqft Approx.  
Total Amenity Space (GIA) - 689m<sup>2</sup> / 7,416sqft Approx.



Unit 4  
Gross Internal Area (GIA)  
36m<sup>2</sup> / 387sqft Approx.

Total Area (GIA) - 157m<sup>2</sup> / 1,689sqft Approx.  
Total Amenity Space (GIA) - 230m<sup>2</sup> / 2,475sqft Approx.

## First Floor



# Upper Ground Floor

KEY

- Unit 1  
Gross Internal Area (GIA)  
204m<sup>2</sup> / 2,195sqft Approx.
- Amenity Space (GIA)  
221m<sup>2</sup> / 2,378sqft Approx.

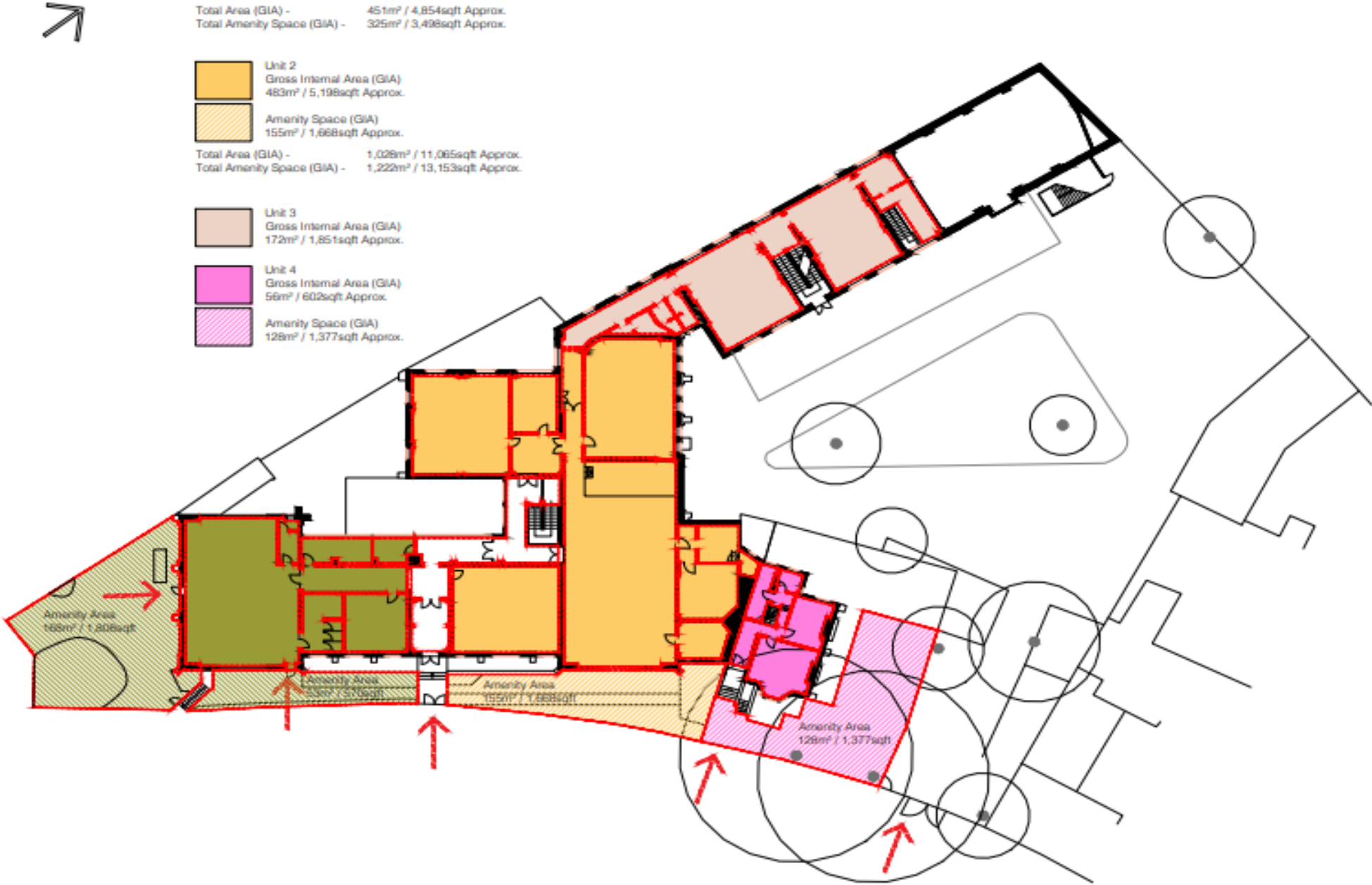
Total Area (GIA) - 451m<sup>2</sup> / 4,854sqft Approx.  
Total Amenity Space (GIA) - 325m<sup>2</sup> / 3,498sqft Approx.

- Unit 2  
Gross Internal Area (GIA)  
483m<sup>2</sup> / 5,198sqft Approx.
- Amenity Space (GIA)  
155m<sup>2</sup> / 1,668sqft Approx.

Total Area (GIA) - 1,029m<sup>2</sup> / 11,065sqft Approx.  
Total Amenity Space (GIA) - 1,222m<sup>2</sup> / 13,153sqft Approx.

- Unit 3  
Gross Internal Area (GIA)  
172m<sup>2</sup> / 1,851sqft Approx.

- Unit 4  
Gross Internal Area (GIA)  
56m<sup>2</sup> / 602sqft Approx.
- Amenity Space (GIA)  
129m<sup>2</sup> / 1,377sqft Approx.





KEY

Unit 1  
Gross Internal Area (GIA)  
247m<sup>2</sup> / 2,658sqft Approx.

Amenity Space (GIA)  
104m<sup>2</sup> / 1,119sqft Approx.

Unit 2  
Gross Internal Area (GIA)  
545m<sup>2</sup> / 5,866sqft Approx.

Amenity Space (GIA)  
1,067m<sup>2</sup> / 11,485sqft Approx.

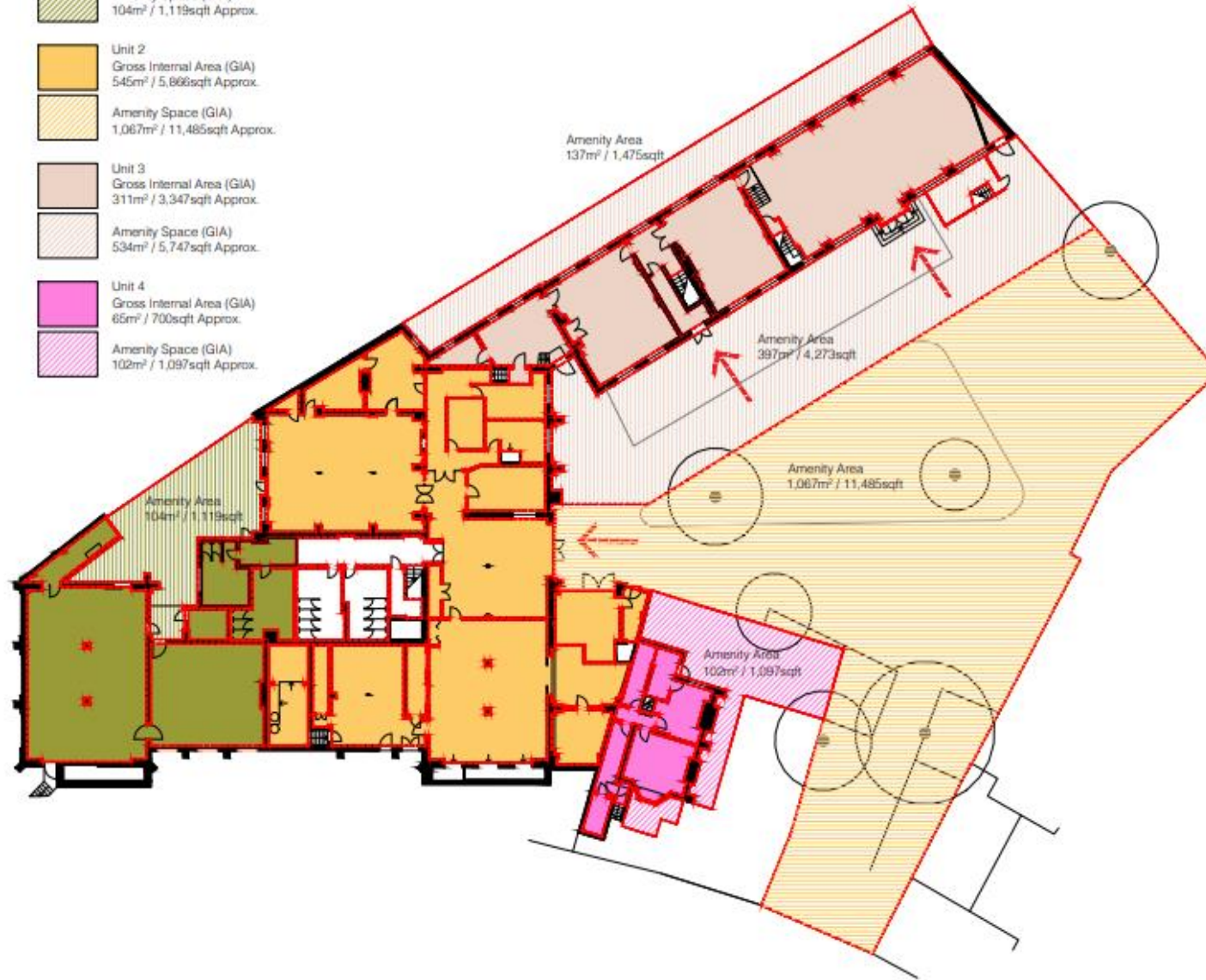
Unit 3  
Gross Internal Area (GIA)  
311m<sup>2</sup> / 3,347sqft Approx.

Amenity Space (GIA)  
534m<sup>2</sup> / 5,747sqft Approx.

Unit 4  
Gross Internal Area (GIA)  
65m<sup>2</sup> / 700sqft Approx.

Amenity Space (GIA)  
102m<sup>2</sup> / 1,097sqft Approx.

## Lower Ground Floor









## Planning

The building is within London Borough of Hackney. The building is Grade II Listed and is set within a conservation area. We understand the current planning use for the commercial building is Class F1 (Education & Religious use). Other uses to be considered but conditional on planning consents and Secretary of State approval, the responsibility for any planning consents to be borne by the incoming tenant(s).

## Technical Information

Please contact Strettons directly for supporting information.

## AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## EPC

TBC

## VAT

Not elected

## Viewing & Further Information

All rental proposals to be submitted on the basis of a financially viable business plan with parties asked to account for expected capital investment into the building.

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## Video Link



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