



Unit G1a

Stamford Works, London, N16 8JH

Self-Contained Ground Floor Commercial Space (E-Class)

1,767 sq ft
(164.16 sq m)

- Kitchen
- Concrete floors
- WC-Facilities

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

tarn-tarn.co.uk

Unit G1a, Stamford Works, London, N16 8JH

Summary

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

Description

This self-contained ground-floor unit forms part of a former printworks building. It provides predominantly open-plan office accommodation with generous ceiling heights, good natural light and attractive period industrial character.

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

Is applicable

Building Insurance

£220 per annum



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