

1A DUNN ST, E8

1,911 SQ FT
C
DALSTON, E8



DESCRIPTION

Occupying the ground floor of a modern mixed-use building, the premises benefits from being fully self-contained with good loading facilities. The space offers raw concrete exposed features, excellent ceiling heights, floor to ceiling windows, kitchen and WC facilities. The property would be of strong interest from a range of creative, media and logistical occupiers

AMENITIES



AIR
CONDITIONING



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



WAREHOUSE
STYLE FEATURES



DOUBLE GLAZED
WINDOWS



EXCELLENT
NATURAL LIGHT



24 HOUR ACCESS



E CLASS USE



KITCHENETTE

OPEN PLAN INDUSTRIAL STYLE OFFICE SPACE WITH LOADING

Previous Fit-Out



BELCOR

Previous Tenant Fit-Out



TRANSPORT

Dalston Kingsland – 7 Mins Walk



Dalston Junction – 8 Mins Walk



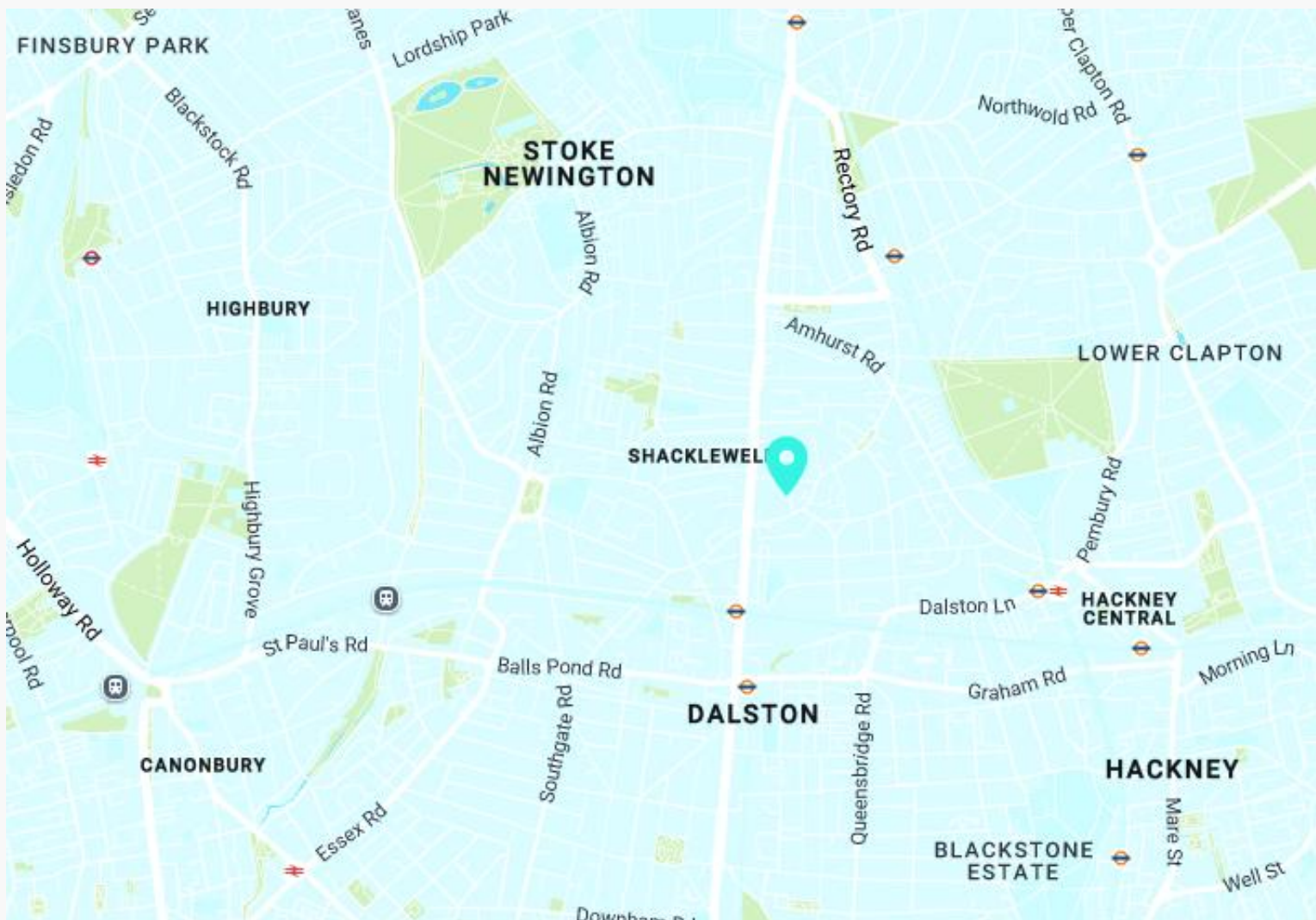
Hackney Downs – 8 Mins Walk



AREA

Superbly located just off Shackewell Lane close to where the junction meets with. The property is located within walking distance to several renowned amenities including The Diner, Street Feast Dalston Yard and Dalston Eastern Curve Garden. Transport links are excellent with Dalston Junction and Dalston Kingsland stations providing quick and easy links to the City, West End and more.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	1,911	Under Offer	£30.00	N/A	TBC	£4,777.50

LEASE

A new lease to be contracted outside the Landlord & Tenant Act 1954

TIMING

Available immediately

CONTENT

View on our website



RATES

The premises have not been assessed yet and interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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