



## Unit 2G Stamford Works

Dalston, London, N16 8JH

### E-Class Premises in the Heart of Dalston

**1,255 to 2,511 sq ft**  
(116.59 to 233.28 sq m)

- New Fit Out
- Extraction Flue System
- High Ceilings
- Open Plan
- Possibility of Splitting the Space into 2 units with 1255 sqft each
- Industrial Period Features
- A.C
- Self Conatined

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

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# Unit 2G Stamford Works, Dalston, London, N16 8JH

## Summary

<b>Available Size</b>	1,255 to 2,511 sq ft
<b>Rent</b>	£35 per sq ft
<b>Business Rates</b>	TBC
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The available accommodation comprises a commercial e-class unit situated within the former Print Works building, retaining attractive period industrial features. The wider building is occupied by a number of creative and media businesses, providing a strong and established customer base for any incoming occupier. The unit was previously occupied by Jones & Son, benefiting from an established restaurant use. It further advantages from an existing extraction pipe, allowing flexibility for the installation of any style of canopy without the need for planning consent from the local authority. The accommodation is predominantly open plan with high ceilings, making it particularly well suited to a variety of restaurant concepts. Located in the heart of Dalston, the unit offers an excellent opportunity for a food and beverage operator seeking a characterful space in a vibrant and well-connected location.

\*\*The unit can be split into two smaller units, each measuring approximately 1,255 sq ft, at an asking rent of £35 per sq ft.\*\*

## Location

Located on the north side of Gillett square, near the Boleyn road entrance and adjacent to Dalston Kingsland station, this property is situated in a rapidly developing area. Dalston has become a hub for innovative businesses and a large community of young creatives. The property is part of a development with convenient access from the square and benefits from a public car park right on its doorstep. It is also near Dalston Kingsland station, which offers both TFL overground and national rail services. Additionally, several bus routes run along Kingsland road, enhancing accessibility.

## Accommodation

The accommodation comprises the following areas:

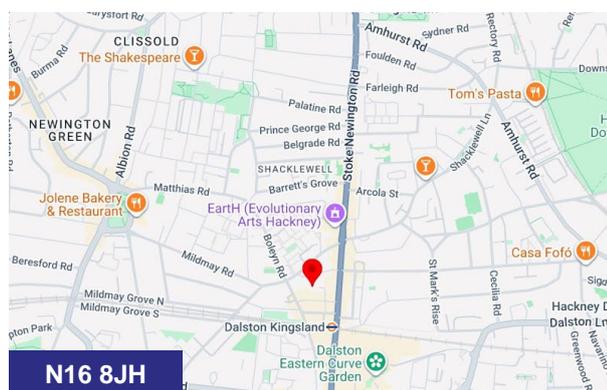
Name	sq ft	sq m	Availability
Ground	2,511	233.28	Available
<b>Total</b>	<b>2,511</b>	<b>233.28</b>	

## Viewings

Strictly by appointment only.

## Terms

A new FRI Lease to be contracted outside the act.



## Viewing & Further Information

### Gasper Koscik

0207 377 8989 | 07802453663

Gaspar@tarn-tarn.co.uk

### Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

### Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk