

# DALSTON WORKS, E8

SELF-CONTAINED HQ OFFICE BUILDING FOR SALE - 11,384 SQ FT  
DALSTON WORKS, E8





## DESCRIPTION

Dalston Works is a stunning mixed-use development, with a stunning front landscaped courtyard. The site benefits from a Pure Gym and independent wine bar.

Block G provides a unique opportunity for an occupier to own their own HQ building over four upper floors, offering fully DDA compliant, high specification fitted office space that allows future subletting in floors or full vacant possession by Feb 2028

## AMENITIES



LIFT



CONCIERGE



SHOWERS



MEETING ROOMS



AIR  
CONDITIONING



EXCELLENT  
NATURAL LIGHT



BIKE RACKS



COURTYARD



GREAT CEILING  
HEIGHTS

## MEDIA STYLE OFFICE BUILDING FOR SALE







## TRANSPORT

Dalston Junction – 6 mins



Dalston Kingsland – 7 mins



Hackney Downs – 10 mins

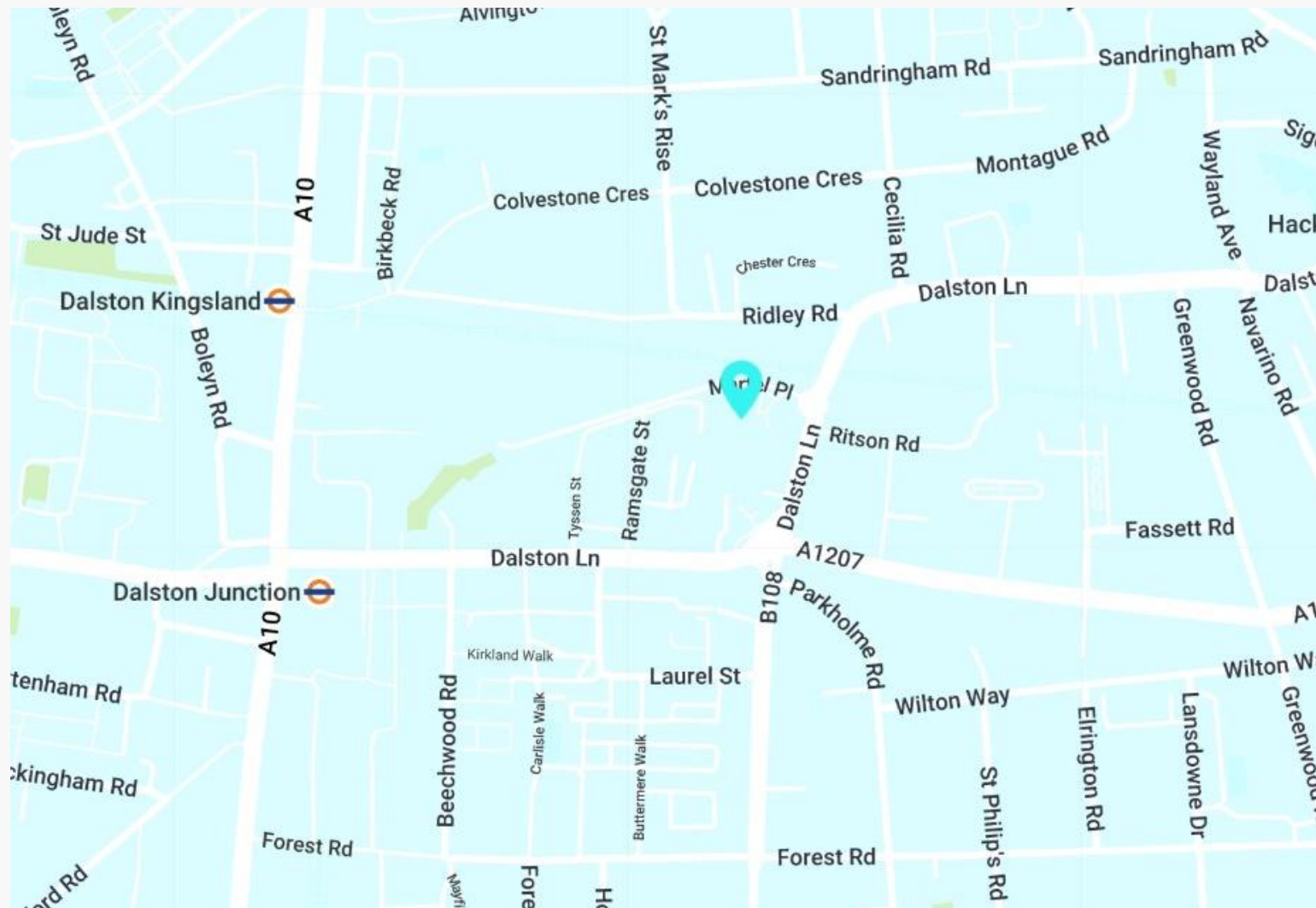


## AREA

The property is situated at 5 Martel Place, just off of Dalston Lane and is within easy walking distance to multiple stations on the London overground line.

The property enjoys the convenience of renowned local establishments including Pure Gym, Allpress Coffee, Little Duck Picklery and Dusty Knuckle Bakery.

## LOCATION



## AVAILABILITY

| UNIT                        | SIZE (SQ FT) | STATUS    | TENANCY INFORMATION                                                     | LEASE BREAK DATE | LEASE EXPIRY | SALE PRICE      |
|-----------------------------|--------------|-----------|-------------------------------------------------------------------------|------------------|--------------|-----------------|
| 1 <sup>st</sup> Floor       | 2,846        | Available | Vacant                                                                  | Vacant           | Vacant       |                 |
| 2 <sup>nd</sup> Floor       | 2,846        | Available | Vacant                                                                  | Vacant           | Vacant       |                 |
| 3 <sup>rd</sup> floor Front | 1,058        | Let       | Let to Seven Sports Management Group Ltd (989 sq ft leased) £24,725 p.a | 11/05/2031       | 11/05/2033   |                 |
| 3 <sup>rd</sup> floor Rear  | 1,788        | Available | Vacant                                                                  | Vacant           | Vacant       |                 |
| 4 <sup>th</sup> Floor       | 2,846        | Let       | Let to IBA Global Ltd<br>£82,534 p.a                                    | 13/02/2027       | 13/02/2028   |                 |
| Total                       | 11,384       | Available |                                                                         |                  |              | £3.7m (£325psf) |

### LEASE

A Long-Leasehold for a term by arrangement direct from the Freeholder.

The vacant floors are also available for rent – details on application

### TIMING

Available immediately – Full VP can be achieved by 2031 but potentially earlier subject to separate negotiations.

### 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.

# VIEWINGS VIA JOINT SOLE AGENTS

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