

**55 DALSTON
LANE, E8**

2,783 SQ FT

MEDIA STYLE OFFICE UNIT FOR RENT

THE COURTYARD E8



J.S. GOULD LTD

ALLPRESS
ESPRESSO

55





DESCRIPTION

A self-contained first floor office premises forming part of this popular mixed- use development. The unit benefits from being set back from Dalston Lane in a gated mews-style private location. The premises has an open plan arrangement with exposed concrete finishes, high ceilings and good natural light. The unit should be of strong interest to occupiers in the creative sectors.

AMENITIES



FLOOR TO CEILING GLAZING



LOADING FACILITIES



SHOWERS



MEETING ROOMS



AIR CONDITIONING



EXCELLENT NATURAL LIGHT



BIKE RACKS



COURTYARD



GREAT CEILING HEIGHTS

1ST FLOOR MEDIA STYLE OFFICE PREMISES FOR RENT



TRANSPORT

Dalston Junction – 4 mins



Dalston Kingsland – 7 mins



Hackney Downs – 10 mins



AREA

Situated in this sought after location in the heart of Dalston, one of East London's most vibrant fringe locations. The premises is located within the same development as the Allpress Coffee Roastery & Café and is in close proximity to several of East London's leading bars and eateries. Dalston Junction Overground station is within a few minutes' walk.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	2,783	Available	£35.00	£17.17	£3.00	£12,795

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately

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 NOT applicable.

MANAGED

The premises can be offered on a managed basis

VIEWINGS VIA JOINT SOLE AGENTS

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