

**LOWER GROUND GYM
(E CLASS)
OPPORTUNITY**

**RIDLEY ROAD
DALSTON
E8**

5,586 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Comprising a self-contained lower ground E Class commercial premises situated within the Ridley Road Market.

The premises is set to be offered in a shell and core condition and would be of strong interest to a number of gym, wellness and leisure occupiers.

AMENITIES



Shell & Core



Excellent Transport Links



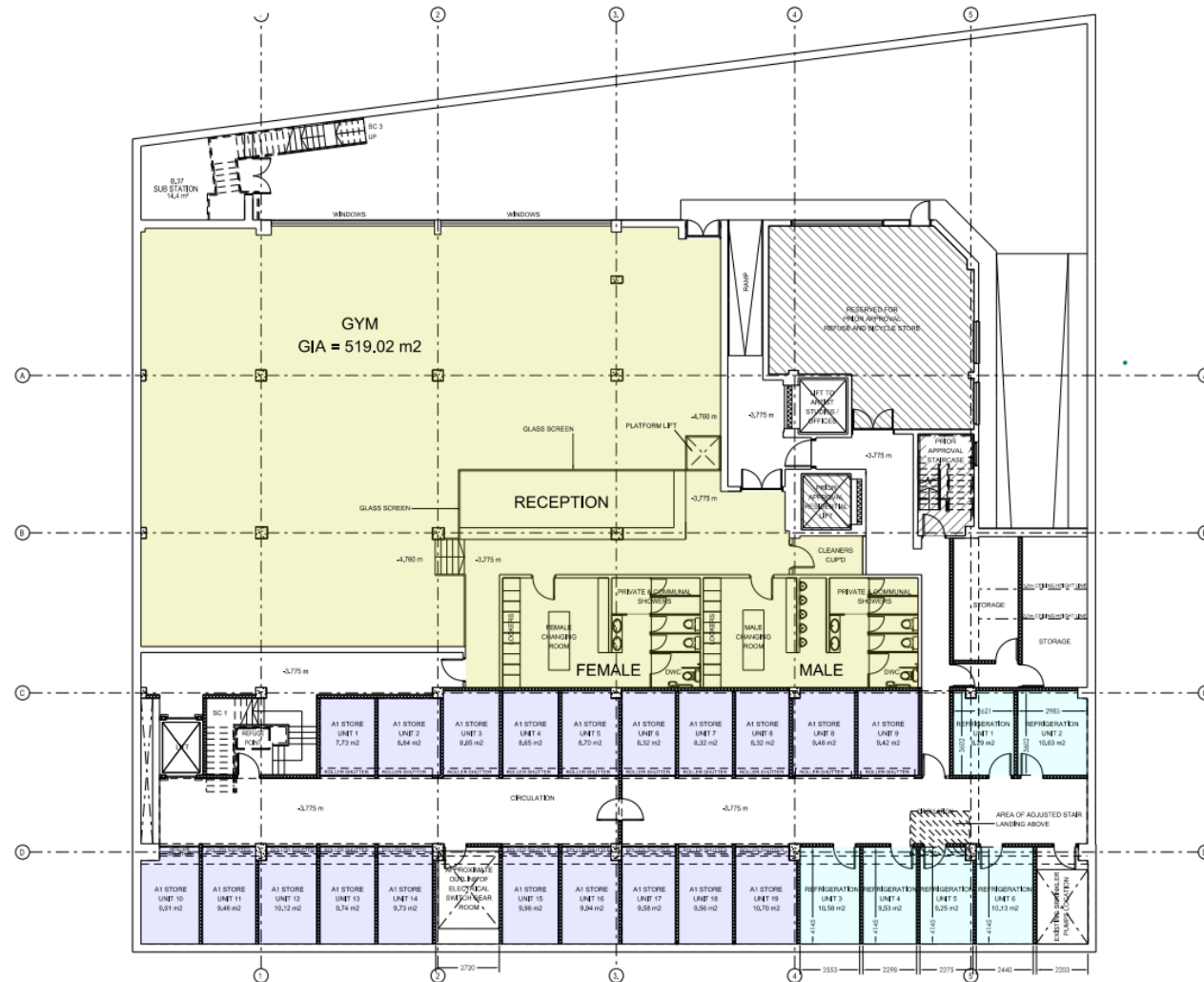
Courtyard / Loading



Great Floor to Ceiling Heights

BRAND NEW LOWER GROUND GYM OPPORTUNITY IN DALSTON





LOCATION

The property is situated in the heart of Dalston on Ridley Road, one of East London’s most vibrant fringe locations.

The property is located within walking distance to several renowned amenities including The Diner, Street Feast Dalston Yard and Dalston Eastern Curve Garden.

TRANSPORT

DALSTON JUNCTION
Overground

HACKNEY DOWNS
Overground

DALSTON KINGSLAND
Overground

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG Floor	5,586	Available	£17.90	TBC	TBC	£8,333

LEASE

A new lease to be contracted outside the Landlord & tenant Act

TIMING

Available now

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 SOLE AGENTS

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