

**DINGLEY PLACE,  
ECI**

**2, 053 SQ FT  
BEAUTIFUL WAREHOUSE LIVE/WORK  
PREMISES FOR SALE  
OLD STREET, ECI**







## DESCRIPTION

This beautiful live/work warehouse, formerly used as an art gallery, is nestled among late Victorian and Edwardian warehouse conversions on a quiet road close to Old St Roundabout. It offers carefully designed live/work space over ground and lower-ground floors, with high ceilings, original factory details and a superb open-plan reception opening onto a private courtyard garden. Parking available by separate arrangement.

## AMENITIES



INDUSTRIAL  
STYLE



EXCELLENT  
TRANSPORT LINKS



LATERAL FLOOR  
PLATE



EXCELLENT  
NATURAL LIGHT



PARKING



WAREHOUSE  
STYLE FEATURES



COURTYARD



OPEN PLAN

## BEAUTIFUL WAREHOUSE LIVE/WORK PREMISES FOR SALE





## TRANSPORT

Old Street – 8 mins



Angel Station – 10 mins



Barbican – 20 mins



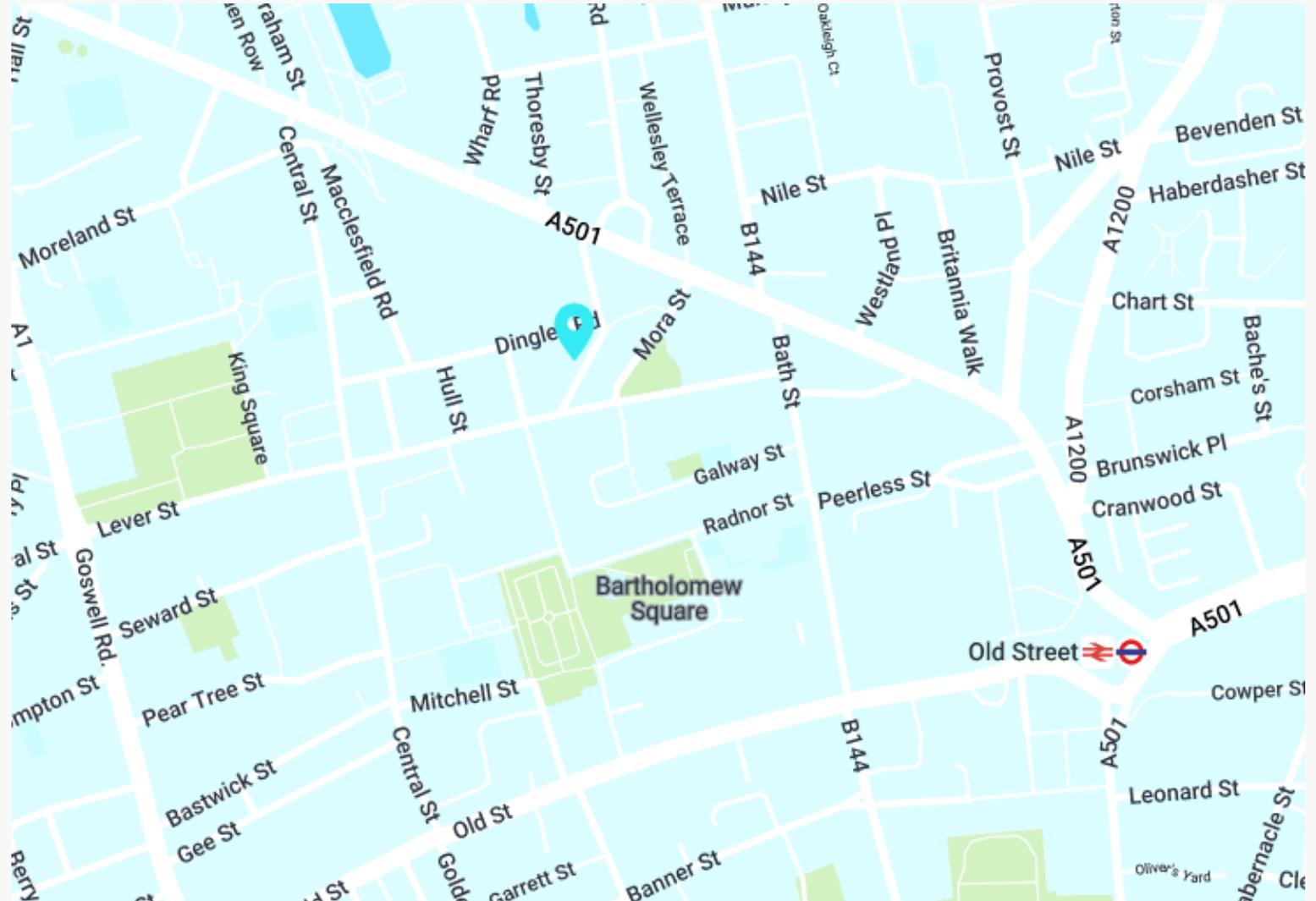
Farringdon – 17 mins



## AREA

Dingley Place is a quiet street mostly containing warehouse conversions. The neighborhood is renowned for the quality and variety of its bars, pubs and restaurants, most notably the nearby St. John and Luca. Exmouth Market, Shoreditch, Covent Garden and Soho are all within walking distance and offer excellent choices for shopping and eating.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ. FT)
Ground & Lower	2,053
Ground Floor	

### TENURE

Long Leasehold until 24th June 2125

### COUNCIL TAX

Council Tax Band F

### CONTENT

View on our website



### SERVICE CHARGE

Approx. £2,000 per annum

### GROUND RENT

Approx. £300 per annum

### PRICE

£1,750,000

# VIEWINGS VIA SOLE AGENTS

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