

4-10 Balls Pond Road

N1

Rare opportunity to acquire long term income
secured by an A-rated tenant



Executive Summary

Rare long term income stream with 12 years unexpired

Located in the heart of Dalston, within a 3-minute walk of both Dalston Junction and Dalston Kingsland station

Comprises 4,963 sq ft of office accommodation over ground and first floor

Let to Duncan Lewis Solicitors Limited expiring 20th January 2038, at a passing rent of £161,504 per annum reflecting £32.54 per square foot

Virtual Freehold (979 years unexpired) at a peppercorn ground rent

Duncan Lewis Solicitors Limited have had a lease of the building since 2006

Offers invited in excess of £1,780,000 reflecting an NIY of 8.50% (assuming purchaser's cost of 6.80%) and a low capital value of £359 per square foot, subject to contract and exclusive of VAT

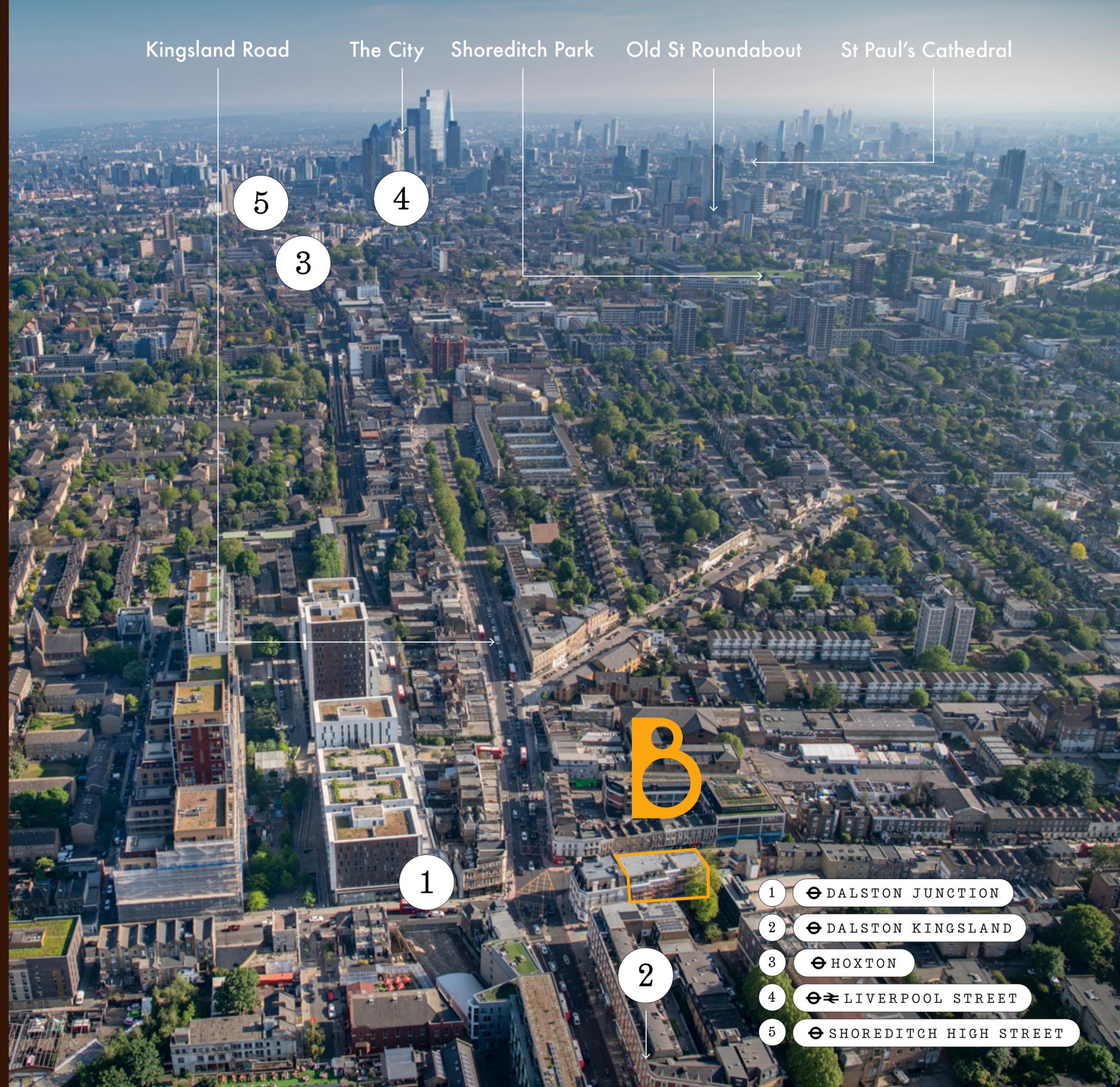


4-10 Balls Pond is located in the heart of Dalston in North London. It is situated approximately 2.5 miles north of the City of London and 1.7 miles north east of Old Street.

Situated within the London Borough of Hackney, Dalston forms an integral part of London’s cultural and creative district. Dalston is bordered with Islington to the west and Hackney Central to east.



RIO CINEMA, DALSTON



Kingsland Road

The City

Shoreditch Park

Old St Roundabout

St Paul's Cathedral

5

4

3

1

2

1 DALSTON JUNCTION

2 DALSTON KINGSLAND

3 HOXTON

4 LIVERPOOL STREET

5 SHOREDITCH HIGH STREET

4-10 Balls Pond Road is prominently positioned on the western side of Balls Pond Road, at the junction with Kingsland High Street and Dalston Road.

The immediate surroundings offer a variety of outstanding coffee shops and restaurants, creating an attractive environment for occupiers.

RESTAURANTS & CAFÉ

1. House of MoMo
2. Brunswick East
3. Mangal 2
4. Mangal I
5. Attawa
6. SLURP
7. Madame Pigg
8. Brilliant Corners
9. Albers
10. Godet
11. Jolene Bakery and Restaurant
12. Perilla
13. Mu
14. Sweet Thursday
15. De Beauvoir Deli
16. De Beauvoir Arms
17. Honest Burgers
18. Nandos
19. Voodoo Ray's Pizza
20. Allpress Espresso

ENTERTAINMENT

1. Arcola Theatre
2. Rio Cinema
3. Earth

BARS & PUBS

1. Parasol
2. High Water London
3. The Marquee Moon
4. Red Hand
5. The Prince George
6. The Railway Tavern
7. The Scolt Head
8. Duke of Wellington
9. The Three Compasses
10. Shacklewell Arms

FOOD STORES

1. Sainsbury
2. Marks & Spencer
3. Tesco
4. Aldi



4-10 Balls Pond Road benefits from excellent transport links, with Dalston Kingsland and Dalston Junction Overground stations both within a 3-minute walk, providing direct access to Highbury & Islington, Shoreditch High Street and London Liverpool Street.

The property is also well-served by multiple local bus routes along Kingsland High Street and Dalston Road, connecting Dalston with Hackney, Islington, Shoreditch, and surrounding areas. Looking ahead, the proposed Crossrail 2 station at Dalston will further enhance connectivity, supporting ongoing growth and the area's appeal for businesses and residents.



The area has undergone significant regeneration, supported by a £160 million investment in 2013 that delivered a major mixed-use development, a new public square, hundreds of new homes, and the redevelopment of Dalston Junction Overground Station. More recently, a planning application has been submitted for the redevelopment of the Kingsland Shopping Centre, which proposes the construction of 252 new homes and 46 commercial units.



FiftySevenEast, 51-57 Kingsland High Street, E8

- Developed by Taylor Wimpey
- 98 private apartments and 11,400 sq ft of retail space. Designed by award winning architects Jestico + Whiles.
- Completed 2018



Dalston Works, E8

- Developed by Regal London
- 121 residential units and 37,230 sq ft commercial. Landmark development using Cross Laminated Timber designed by Waugh Thistleton.
- Completed 2017



Kingsland Shopping Centre, E8

- Developed by Criterion Capital
- Mixed use scheme comprising 252 residential units and 46 commercial units including 14 storey tower.
- Planning Application Submitted 2025



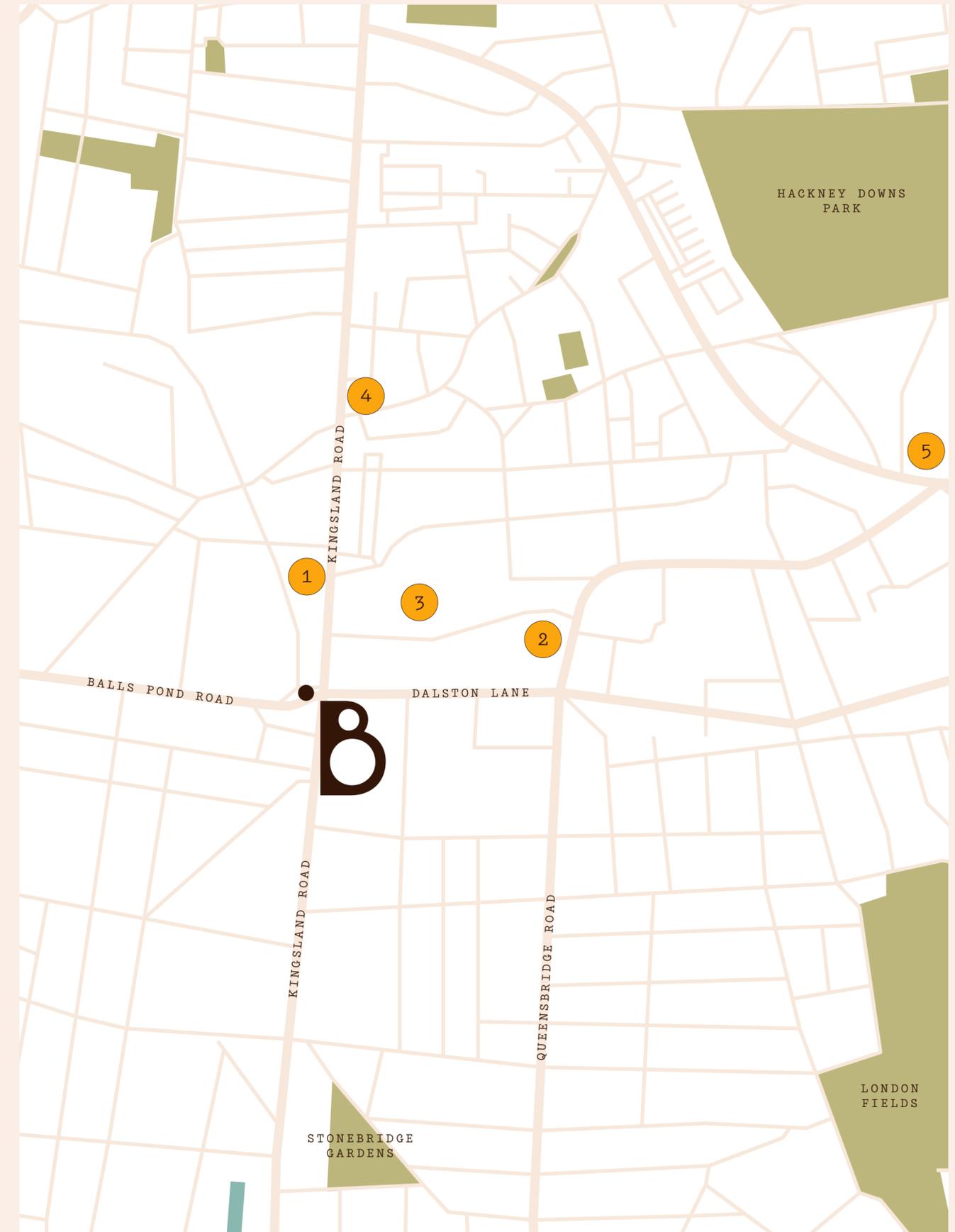
Kingsland Locke Aparthotel, 130 Kingsland High Street, E8

- Developed by Edyn
- 121-unit aparthotel within a mixed-use scheme including restaurant, bar, and micro-brewery.
- Completed 2021



Pembury Circus Development, Pembury Road & Dalston Road, E5

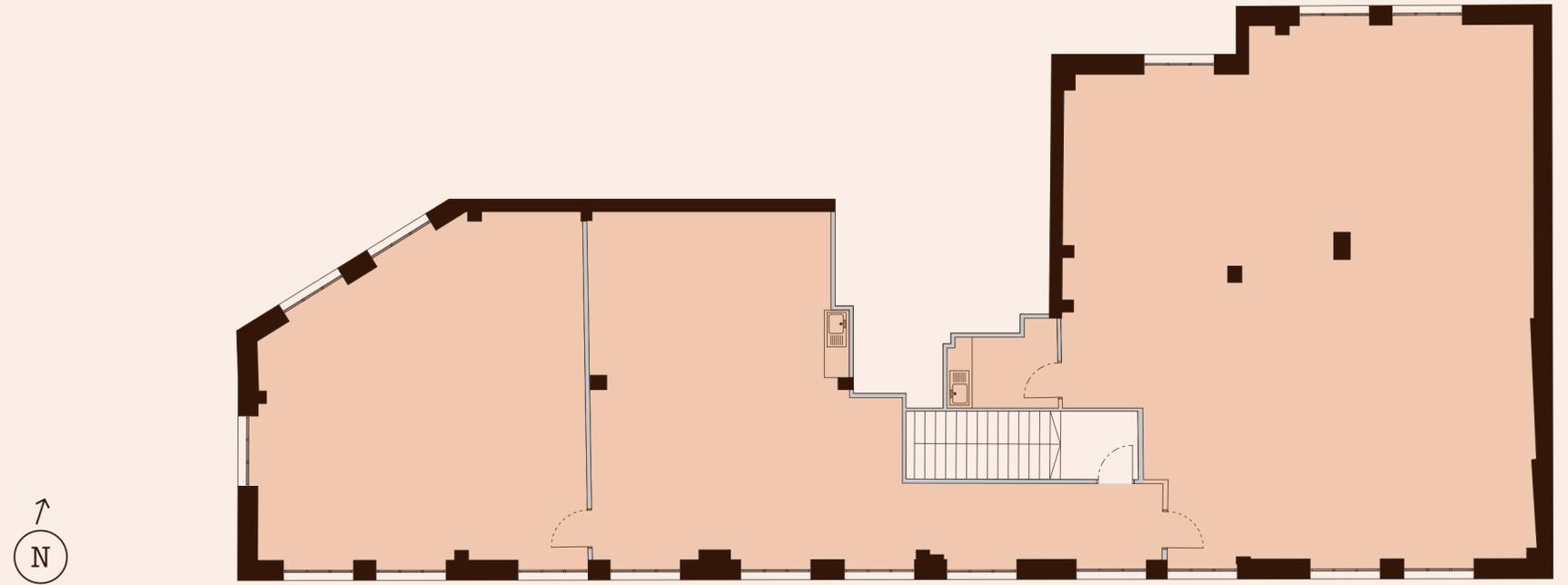
- Developed by Bellway Homes/Peabody Homes
- Comprises 268 homes, a community centre, a nursery, a gym, and shops.
- Completed 2016



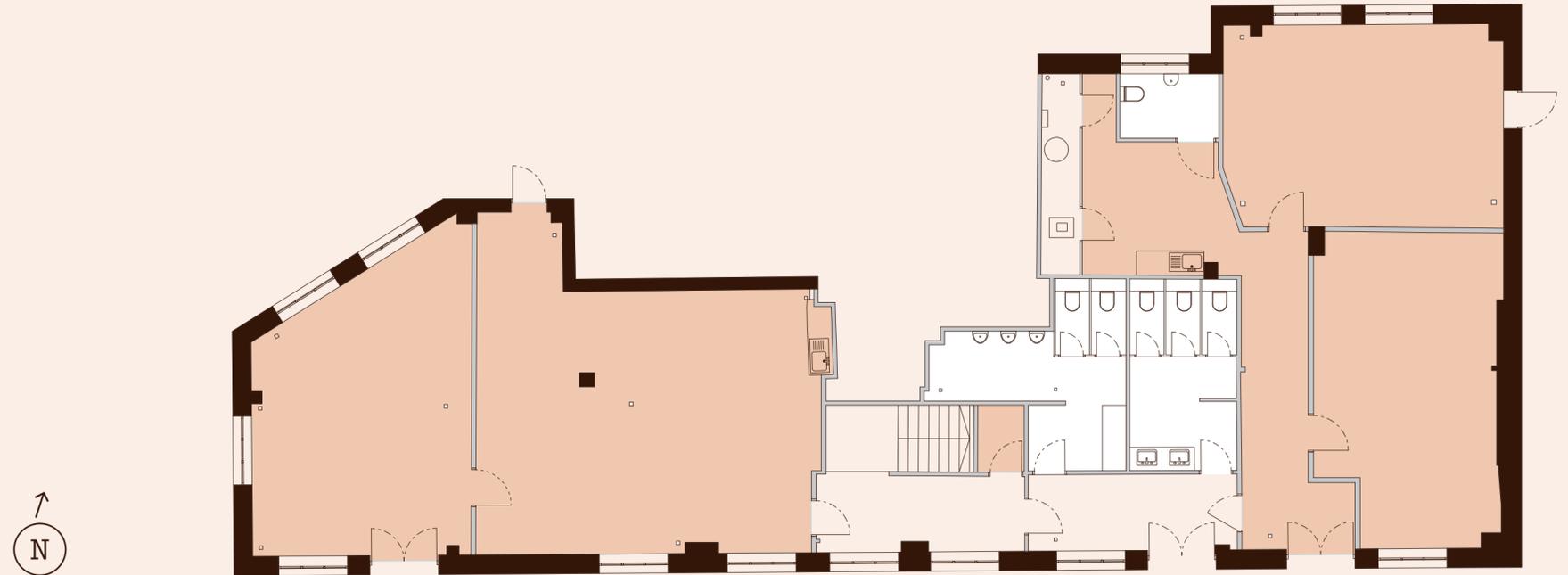
The property comprises 4,963 sq ft of office accommodation over ground and first floor.

FLOOR	NIA SQ FT	NIA SQ M	GIA SQ FT	GIA SQ M
First	2,879	267.5	3,038	282.2
Ground	2,084	193.6	2,796	259.8
Total	4,963	461.1	5,834	542.0

First Floor



Ground Floor



OFFICE WC ANCILLARY



4-10 Balls Pond Road is single let to Duncan Lewis (Solicitors) Limited until 20th January 2038 at a passing rent of £161,504 per annum reflecting £32.54 psf.

There is an upcoming rent review on 21 July 2026. The rent is subject to an open market review every five years.

COVENANT

Duncan Lewis Solicitors Limited
Credit Safe Rating: A92

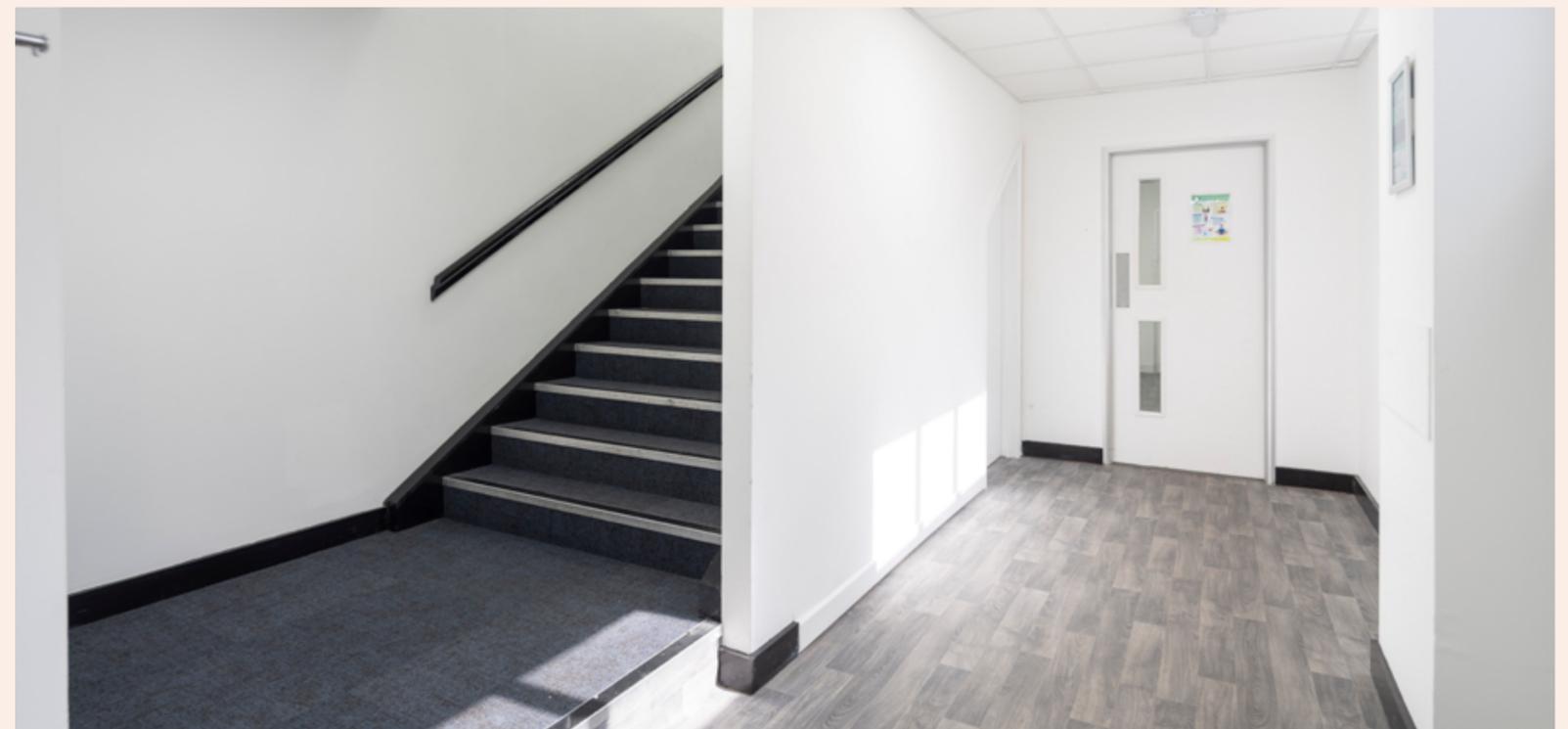
Duncan Lewis Solicitors Ltd (Company No. 03718422) is an SRA-regulated national law firm with over 50 offices across England and Wales. They serve both corporate entities and private individual clients in over 25 areas of law. They are highly recommended in the Legal 500 as a Top Tier firm and have been ranked and recommended for their excellence in 26 practice areas across all of our offices nationwide.



Duncan Lewis



The Building



PLANNING

The property is located in the London Borough of Hackney.
The property is not listed.

VAT

The property is elected for VAT.

TENURE

The property is held by way of Virtual Freehold under title number EGL327752.

PROPOSAL

Offers invited in excess of £1,780,000 reflecting an NIY of 8.50% (assuming purchaser's cost of 6.80%) and a low capital value of £359 per square foot, subject to contract and exclusive of VAT.



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