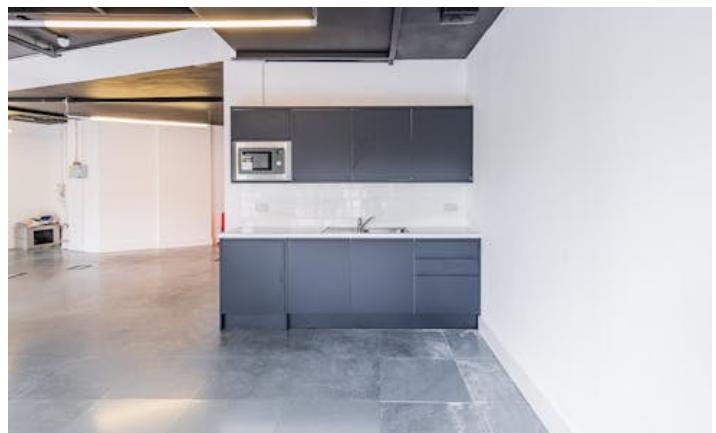


ELLIS BROWN

OFFICE FOR SALE

Self-contained ground floor space less than 5 minutes from Dalston Junction station ideal for owner occupiers

Kinetica, 12 Tyssen Street, E8 2FE
1,326 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

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1,326 sq ft

Description

An architecturally designed space that can be used for variety of uses under Class E. The unit is situated in a building known as Kinetica on the ground floor, and benefits from its own street entrance with large windows on both elevations.

Ground Rent: £500 per annum exclusive

Long Leasehold: 999 year lease from 1st January 2011

Location

Kinetica is located on the corner of Tyssen Street and Ramsgate Street which is a short walk from Dalston Junction station. The Hackney area has become increasingly popular with tech, media and design companies attracted by the good transport links and hospitality scene. The area has an abundance of parkland and open space with Hackney Downs and London Fields both close by. The A10 provides rapid access to the City and connections for the M25.

Accommodation

Name	sq ft	sq m	Price	Rates Payable	Service charge	Availability
Ground	1,326	123.19	£425,000	£16,907 /annum	£1,513 /annum	Available
Total	1,326	123.19				

Features

Self-contained
Recently refurbished
Excellent natural daylight
Air conditioning
Fully accessible raised floor
Fitted kitchen

EPC

On application

Terms

On application

VAT

Applicable

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Christopher Antoniou
07922 584 901
christopher@ellisbrowncommercial.com

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