



**STIRLING
ACKROYD**

TO LET

**Lanzarote Works, Unit
22, Dailley Building,
London, E8 1LA**

3,488 sq ft

**Top Floor Warehouse
Office - Located
Moments From Hackney
Downs Station**

stirlingackroyd.com



Description

Unit 22 at Lanzarote Works offers a well-presented open plan space featuring a high-pitched ceiling with excellent natural light throughout, creating a bright and versatile working environment. Offering an industrial style domestic kitchen, the property also benefits from a shower and W/C facilities, combining to provide practical on-site amenities for occupiers.

The property has the advantage of an existing late-night music licence and alcohol licence (Subject to licensee), offering added flexibility for a range of occupiers, particularly those within the leisure, hospitality, and events sectors. These licences represent a significant benefit for businesses seeking premises with established permitted uses.

Key points

- Late Night/Alcohol License Available
- Passenger Lift Access
- Open Plan Layout
- Pitched Roof
- Original Wood Flooring Throughout
- New Lease Available Direct With Landlord



Location

The property occupies a prominent position adjacent to Hackney Downs Overground Station, providing excellent connectivity to Central London and the wider transport network.

Situated in the heart of Hackney, the area is well established as one of London's leading creative and commercial districts, with a diverse mix of independent retailers, cafés, restaurants, leisure operators and workspace providers. The property's location and character make it well suited to a range of occupiers, particularly those seeking a presence within this vibrant and well-connected part of East London.

Transport Links



Hackney Downs 0.1 Miles



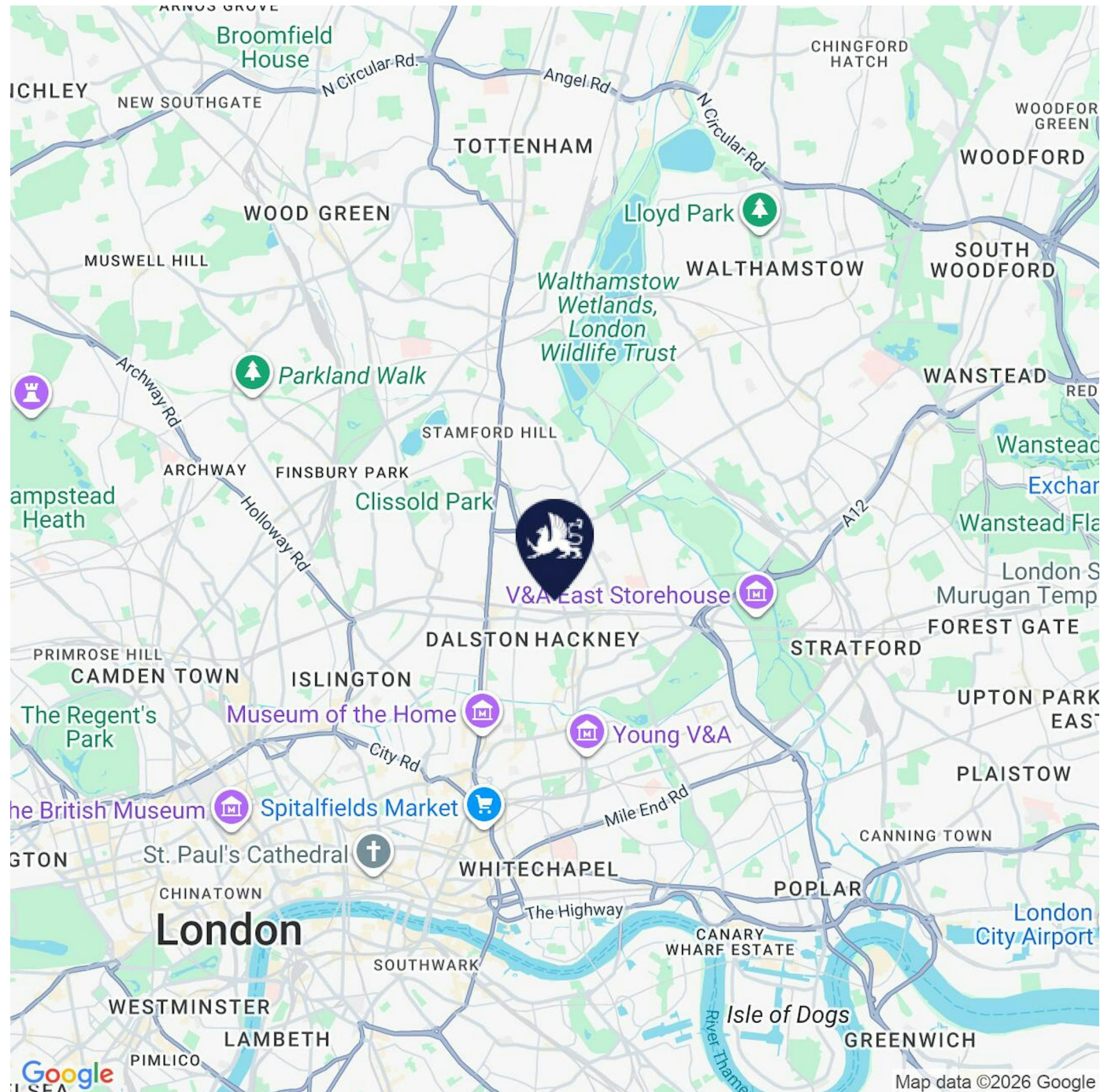
Hackney Central 0.3 Miles



London Fields 0.6 Miles



Dalston Junction 0.6 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£27.50 per sq ft
Rates	£11.85 per sq ft
Service Charge	£11,062.34 per annum
VAT	Not applicable
EPC	G (201)

Viewing & Further Information



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