



## 1st Floor

Stamford Works, Gillett Square, London, N16 8JH

### Beautifully Fitted Yoga Studio

**2,000 sq ft**  
(185.81 sq m)

- Timber Floor
- Entry Phone System
- Exposed Brick Walls
- High Ceilings
- WC Facilities
- Kitchen
- AC
- Reception
- Changing rooms
- Ventilation System

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## Summary

Available Size	2,000 sq ft
Rent	£70,000 per annum
Rates Payable	£16,933.11 per annum
Service Charge	£7,783.55 per annum
EPC Rating	Upon Enquiry

## Description

The available accommodation comprises a newly refurbished open plan yoga studio space on the first floor of this mixed use development. The unit benefits from a high ceilings, exposed brick walls and timber flooring and many other beautifully designed features. The unit would ideally suit an existing yoga or media/creative operators.

## Location

Located on the north side of Gillett Square, close to the Boleyn Road entrance adjacent to Dalston Kingsland Station. A fast developing location, Dalston is attracting many up and coming innovative businesses and is home to a large number of young creatives. The property is within a development easily accessed from the square and benefits from a public car park on its doorstep. It is in close proximity to Dalston Kingsland Station which provides both TFL Overground and National Rail services. There are also a number of bus routes which run along Kingsland Road.

## Accommodation

Name	sq ft	sq m
Unit - 1st Floor - Unit 7	2,000	185.81
<b>Total</b>	<b>2,000</b>	<b>185.81</b>

## Lease

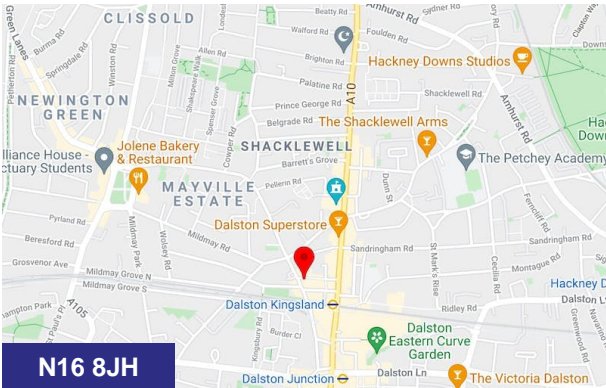
New FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord and Tenant Act 1954

## Legal Costs

Each part to bear their own legal costs

## VAT

Applicable



## Viewing & Further Information

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