



**STIRLING
ACKROYD**

TO LET

**14-16 Shacklewell Lane,
London, E8 2EZ**

5,959 sq ft

**Self-Contained Light
Industrial
Office/Warehouse In
Dalston**



VIDEO TOUR

stirlingackroyd.com



Description

This two-story, self-contained light industrial and office building is ideally located in the heart of Dalston, just off Kingsland Road. The property benefits from its own private entrance, together with a secure gated courtyard providing excellent loading access and on-site parking.

Originally constructed and operated as a Ford garage, the building retains its original vehicle lift, which remains fully operational and has been repurposed as a large goods lift. The street-facing section of the property is well suited to retail and office use, while the courtyard-facing accommodation provides flexible light industrial space. The upper floor comprises a combination of storage and office accommodation, making the property suitable for a wide range of commercial occupiers.

Key points

- Industrial Unit With Office Accommodation
- Ground Floor - 3,477 Sq Ft
- First Floor - 2,482 Sq Ft
- Goods Lift In Situ
- Secure Loading Yard
- On-Site Parking Included
- Roller Shutters & Ceiling Height 3m +
- Excellent Connectivity - Dalston Junction and Dalston Kingsland Overground Station



Location

The property occupies a prominent position in the heart of Dalston, one of East London's most established commercial locations.

Kingsland Road is home to a diverse mix of industrial, trade, creative and independent businesses, with excellent transport links via Dalston Junction and Dalston Kingsland Overground stations, providing easy access across London. The area also benefits from a wide range of local amenities, making it an attractive location for a variety of occupiers.

Transport Links



Dalston Kingsland 0.2 Miles



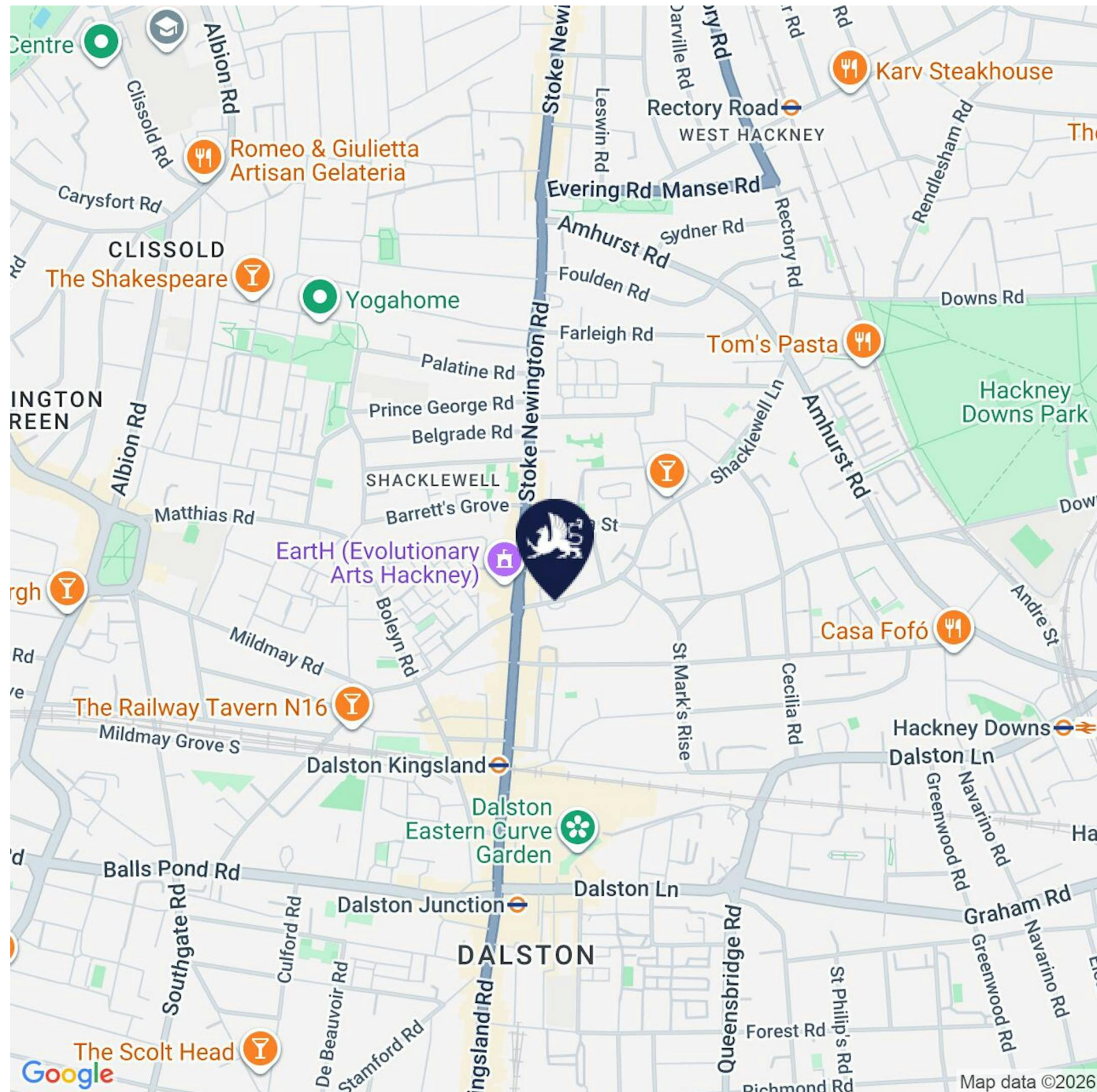
Dalston Junction 0.3 Miles

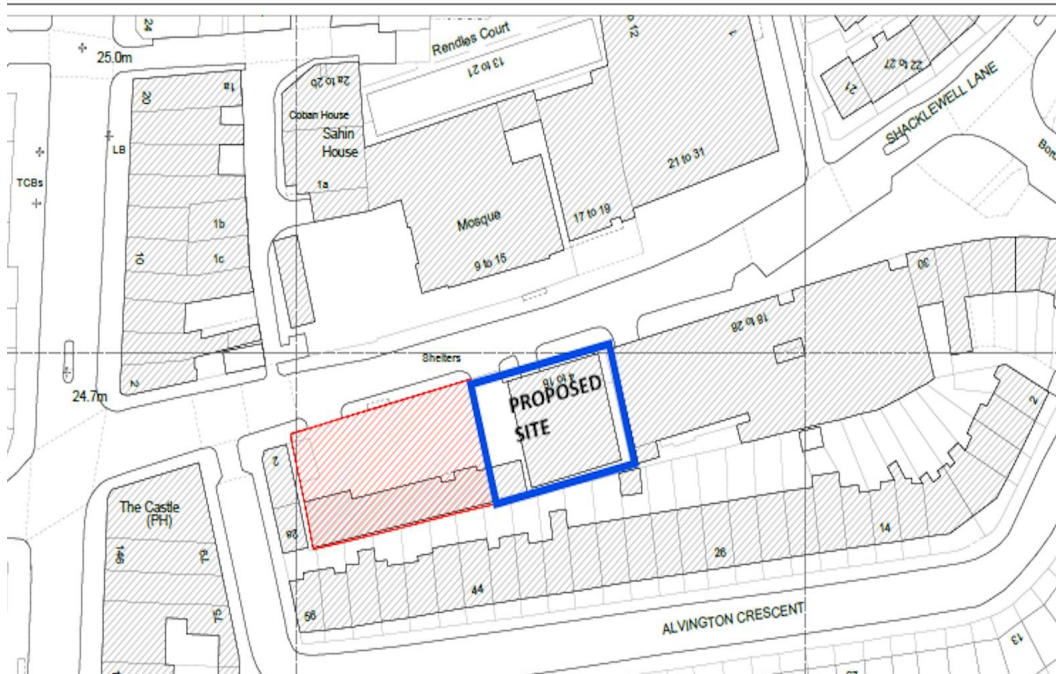
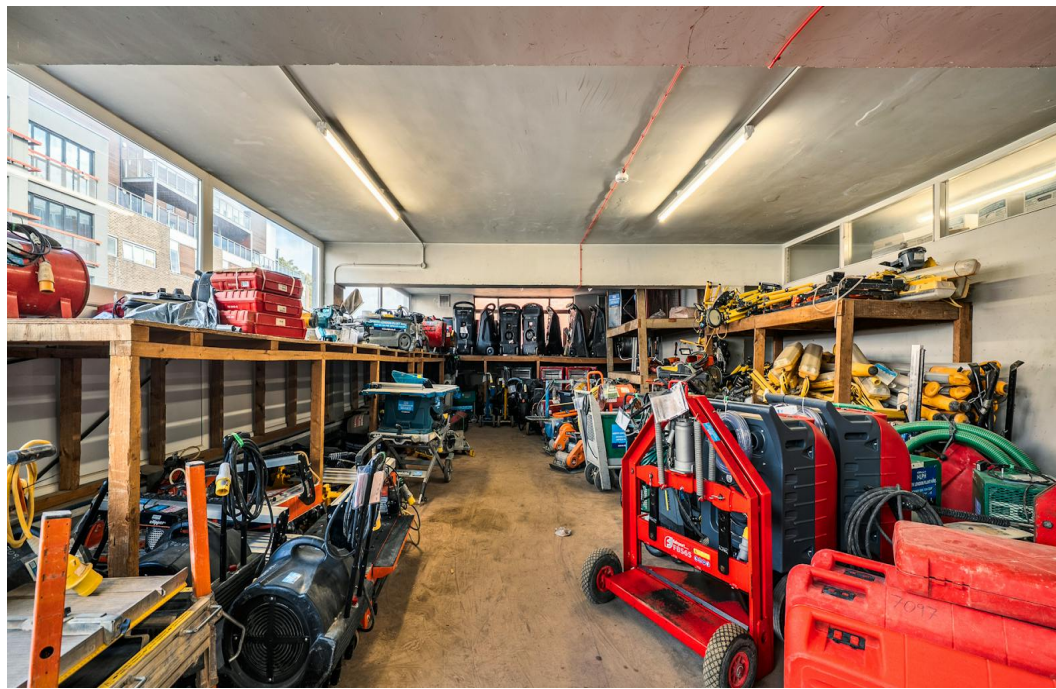


Rectory Road 0.6 Miles



Hackney Downs 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	3,477	323.02	Available
1st	2,482	230.59	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£130,000 per annum
Rates	On application
Service Charge	N/A
VAT	To be confirmed
EPC	On application

Viewing & Further Information



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