



Stamford Works

Unit 8E, Gillett Square, London, N16 8JH

Studio/Office Unit - Available from April 1st 2026

544 sq ft
(50.54 sq m)

- Timber Flooring
- Entry Phone System
- Good Natural Light
- GCH
- Kitchenette

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Summary

Available Size	544 sq ft
Rent	£16,350 per annum + VAT
Rateable Value	£5,200 Exempt
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

This office is located on the first floor of this former Print-Works building. The property offers an open-plan office area with a mezzanine and benefits from good natural light, attractive period industrial features, and a high ceiling. It's an ideal space for the creative type of business.

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

The accommodation comprises of the following

Name	sq ft	sq m
1st - Studio/Office	544	50.54
Total	544	50.54

Viewings

Strictly by appointment only.

Terms

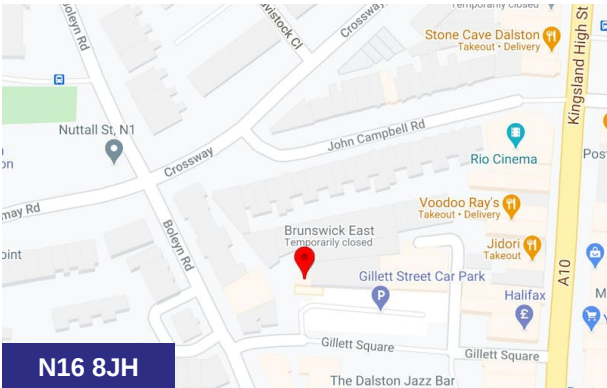
New FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord and Tenant Act 1954.

Legal costs

Each part to bear their own legal costs.

Building Insurance

TBC



Viewing & Further Information

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