



TO LET

**Unit 2, Colour House,
Bentley Road, Dalston,
London, N1 4BY**

1,387 sq ft

**A former paint
warehouse studio to rent
with mezzanines on the
ground floor of this
impressive building**

stirlingackroyd.com



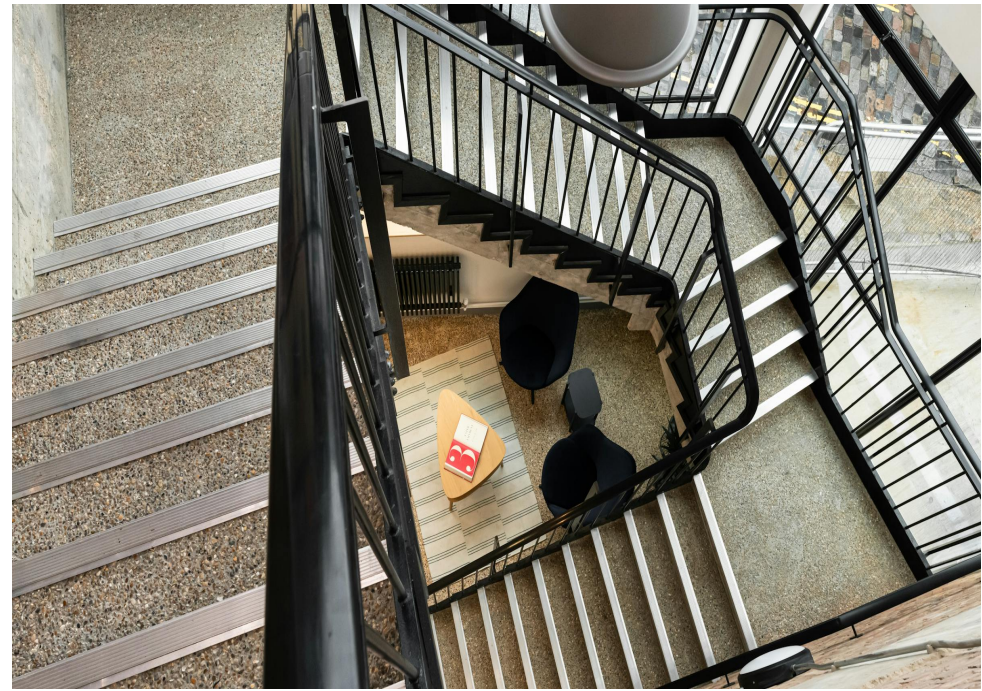
Description

An amazing opportunity to be apart of a new creative community. The studio units at Colour house come with a variety of use classes and sizes, something for everyone.

Concrete flooring with built in meeting rooms and a mezzanine floor with timber floorboards adding to the contemporary modern warehouse aesthetic. Being on the ground floor the studios would be perfect for any retailer or office user.

Key points

- Ground floor Studios
- Timber Floors
- Built in meeting rooms
- Mezzanine floor
- Modern stylish aesthetic
- Private cycle racks outside each unit



Location

Perfectly situated for a creative working environment, Colour House is just a short distance from Central London. Opposite Dalston Junction and a four minute walk to Dalston Kingsland Station. Colour House has great connections into the City of London and the West End.

Transport Links



Dalston Junction 0.1 Miles



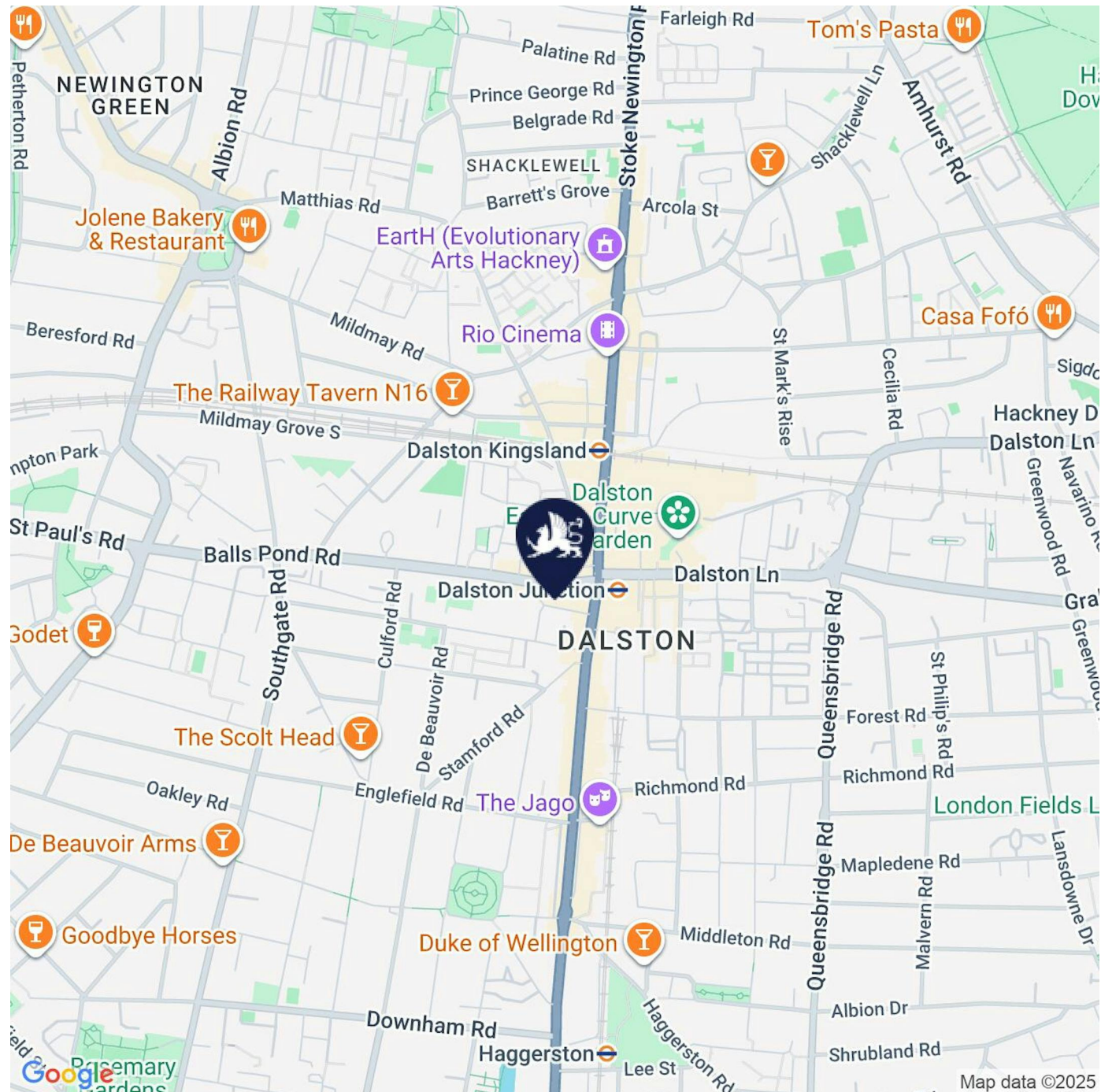
Dalston Kingsland 0.2 Miles



Haggerston 0.5 Miles



Canonbury 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 2	1,328	123.38	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£14 per sq ft estimated
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

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