



STRETTONS

EST 1931

# 55 Dalston Lane, Dalston, London, E8 2NG



## TO LET

Office

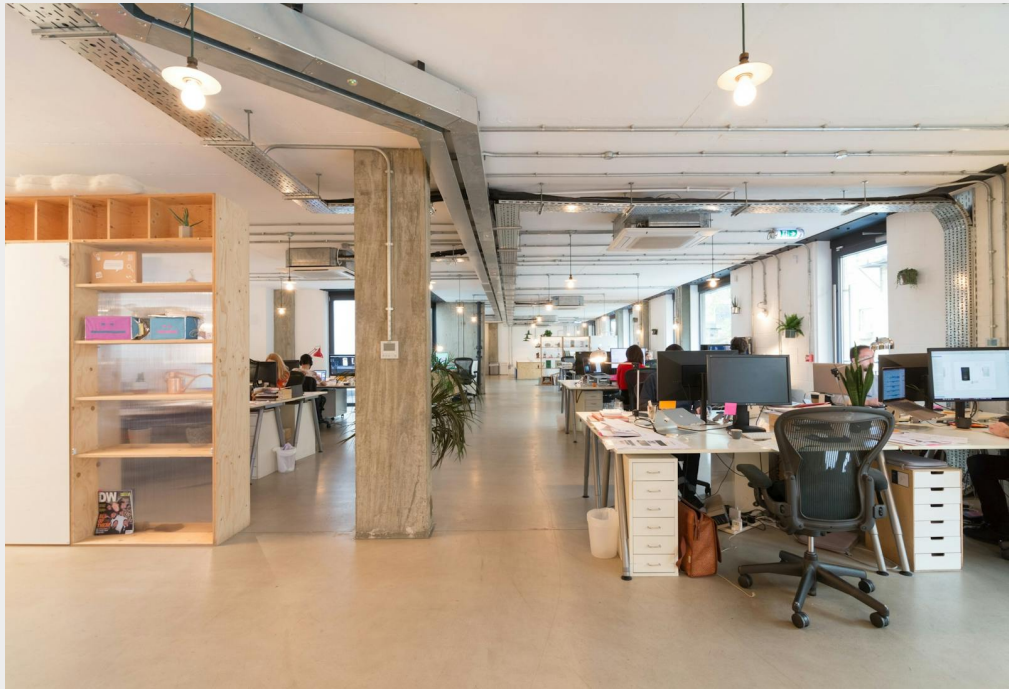
2,783 sq ft / 258.6 sq m

£37.50 per sq ft

# Self-contained First Floor Media Style Office Space



- First floor office, situated behind Allpress
- Set within a courtyard/mews development
- Excellent natural light & ceiling heights
- Loading facilities
- Floor to ceiling glazing
- Meeting rooms and office furniture included
- Air conditioning throughout
- Not VAT elected

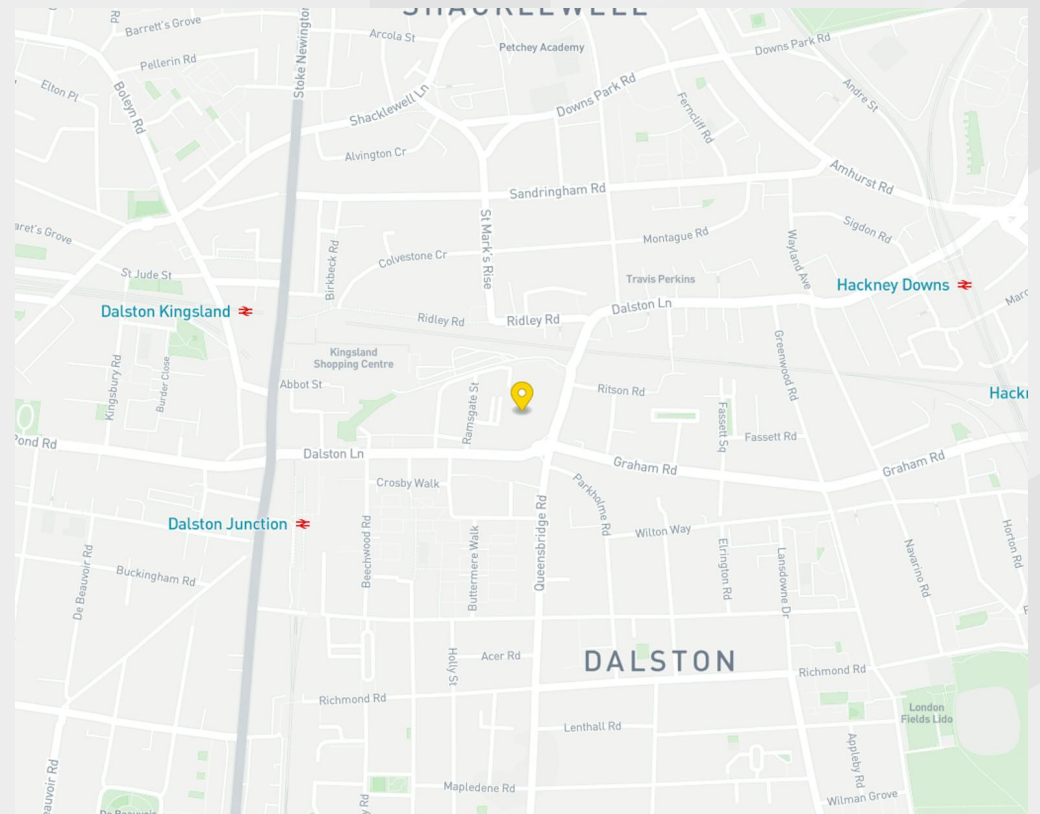


## Description

A self-contained first floor office premises forming part of this popular mixed-use development. The unit benefits from being set back from Dalston Lane in a gated mews-style private location. The premises has an open plan arrangement with exposed concrete finishes, high ceilings and good natural light. The unit should be of strong interest to occupiers in the creative sectors.

## Location

Situated in this sought after location in the heart of Dalston, one of East London's most vibrant fringe locations. The premises is located within the same development as the Allpress Coffee Roastery & Café and is in close proximity to several of East London's leading bars and eateries. Dalston Junction Overground station is within a few minutes' walk.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	2,783	258.55	£37.50	£17.17	£2.99	£13,372.32	Available

### Tenure

New Lease

### EPC

C

### VAT

Not applicable

### Configuration

Fitted

### Contacts

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