



Unit 10C, Stamford Works

London, N16 8JH

Office / Studio Unit With High Ceilings

825 sq ft
(76.65 sq m)

- Brilliant Location
- Kitchen
- Great Natural Light
- Timber Flooring
- Great Ceiling Height

Unit 10C, Stamford Works, London, N16 8JH

Summary

Available Size	825 sq ft
Rent	£29,000 per annum PLUS VAT
Business Rates	TBC
Service Charge	£2,100 per annum PLUS VAT
EPC Rating	Upon Enquiry

Description

The office is located on the second floor of this former Print-Works building. The property offers an open plan office/studio area with a kitchen, great natural light and timber flooring. The space is suitable for a variety of users from fashion companies to tech start ups.

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
2nd	825	76.65
Total	825	76.65

Viewings

Strictly by appointment only.

Terms

A new FRI lease to be contracted outside the security of The Landlord and Tenant Act 1954.

VAT

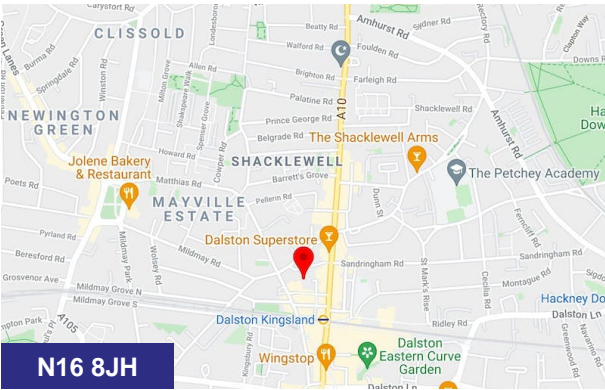
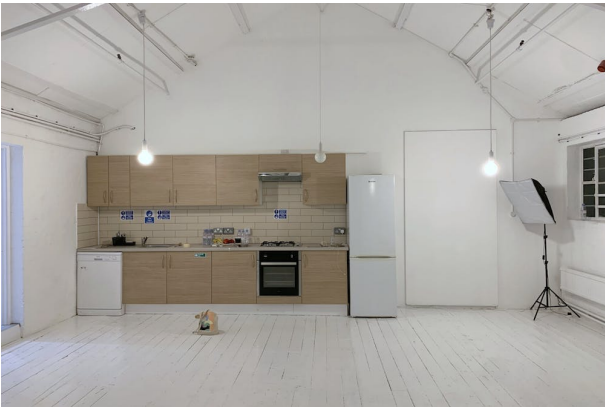
Applicable.

Building Insurance

£370 Per Annum + VAT

Legals

Each party is to bear their own legal costs.



Viewing & Further Information

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