



## Unit G1b2 Stamford Works, Gillett Square

Dalston, London, N16 8JH

### Office in the heart of Dalston

**877 sq ft**  
(81.48 sq m)

- High Ceiling Height
- Open Plan
- Shared WC
- Concrete Flooring
- Entry Phone System

# Unit G1b2 Stamford Works, Gillett Square, Dalston, London, N16 8JH

## Summary

<b>Available Size</b>	877 sq ft
<b>Rent</b>	£35 per sq ft
<b>Business Rates</b>	To Be Assessed
<b>Service Charge</b>	£4,195.07 per annum + VAT
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The available accommodation comprises a ground floor unit within the former Printworks industrial estate. The unit features excellent ceiling height, robust concrete flooring, shared WC facilities, and an open-plan layout with an industrial-style interior. It is well-suited for a variety of uses, including light industrial, creative studios, storage, or showroom space. The unit benefits from good natural light, flexible internal space, and convenient access for loading and deliveries.

## Location

Located on the north side of Gillett Square, close to the Boleyn Road entrance and immediately adjacent to Dalston Kingsland Station. Dalston has continued to evolve into one of East London's most dynamic commercial and cultural hubs, attracting a strong mix of creative, tech, leisure and independent retail operators. The property forms part of a well-established mixed-use development, directly accessible from the square, and benefits from a public car park immediately opposite. Dalston Kingsland Station provides London Overground and National Rail services, offering excellent connectivity across East and South London. The area is also well served by multiple bus routes along Kingsland Road, ensuring strong accessibility for both staff and customers.

## Accommodation

The accommodation comprises the following areas:

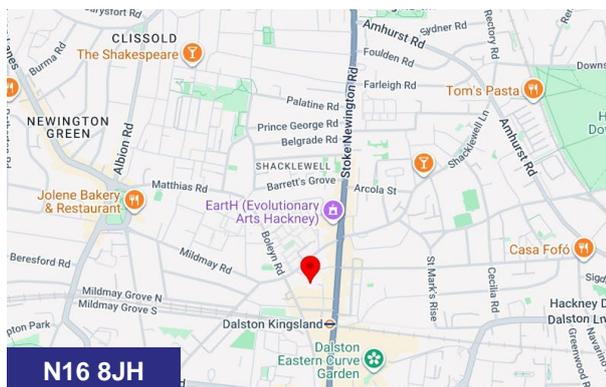
Name	sq ft	sq m	Availability
Ground	877	81.48	Available

## Viewings

Strictly by appointment only

## Terms

A new FRI Lease to be contracted Outside the Act 1954



## Viewing & Further Information

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