



TO LET

**30 Stamford Road,
London, N1 4JL**

3,701 sq ft

**Ground Floor Self-
Contained Space To Let -
Suitable For
Office/Wellness/Light
Industrial/Nursery Use**

stirlingackroyd.com



Description

The property comprises a substantial, open plan lower ground floor space offering excellent flexibility for a range of occupiers.

Benefiting from generous floor-to-ceiling height, an extensive column grid, exposed concrete finishes and excellent natural light from windows positioned along the perimeter. The largely open configuration provides occupiers with significant scope to design and configure the space to suit their individual requirements, whether for traditional office accommodation, creative workspace, studio use or a more specialist operational environment.

With its open floorplate, robust construction and flexible layout, the space would be particularly well suited to gym, fitness, wellness and other leisure operators, offering ample room for training areas, studios, equipment and supporting facilities. The industrial character of the space also lends itself well to a contemporary, design-led wellness or fitness concept.

The accommodation could be fitted out as high-quality office space, providing an interesting alternative to more conventional office buildings and allowing an occupier to create a bespoke working environment.

* Some images are AI generated for illustrative purposes only



Key points

- Self-Contained Ground Floor Commercial Unit
- Security Gate Access, Capped Services & Sky Light
- Part Of A New Development
- Suitable For Office & Wellness Use



Location

Located in the heart of Dalston, the property sits within one of East London's most vibrant and evolving neighbourhoods. Dalston has established itself as a popular destination for creative, cultural, hospitality and lifestyle businesses, with a strong independent identity and a diverse mix of cafés, restaurants, bars, retail and leisure operators.

The area benefits from excellent connectivity, with Dalston Junction and Dalston Kingsland Overground stations providing direct links across East and North London, while numerous bus routes offer convenient access into the wider City and Central London.

With its distinctive character, strong local footfall and growing reputation as a destination for creative and lifestyle-led businesses, Dalston provides an excellent setting for occupiers looking to establish themselves in a dynamic East London location. The property's open-plan, industrial character would complement the area's aesthetic particularly well, making it an attractive proposition for office, studio, fitness, wellness and leisure operators.

Transport Links



Dalston Junction 0.1 Miles



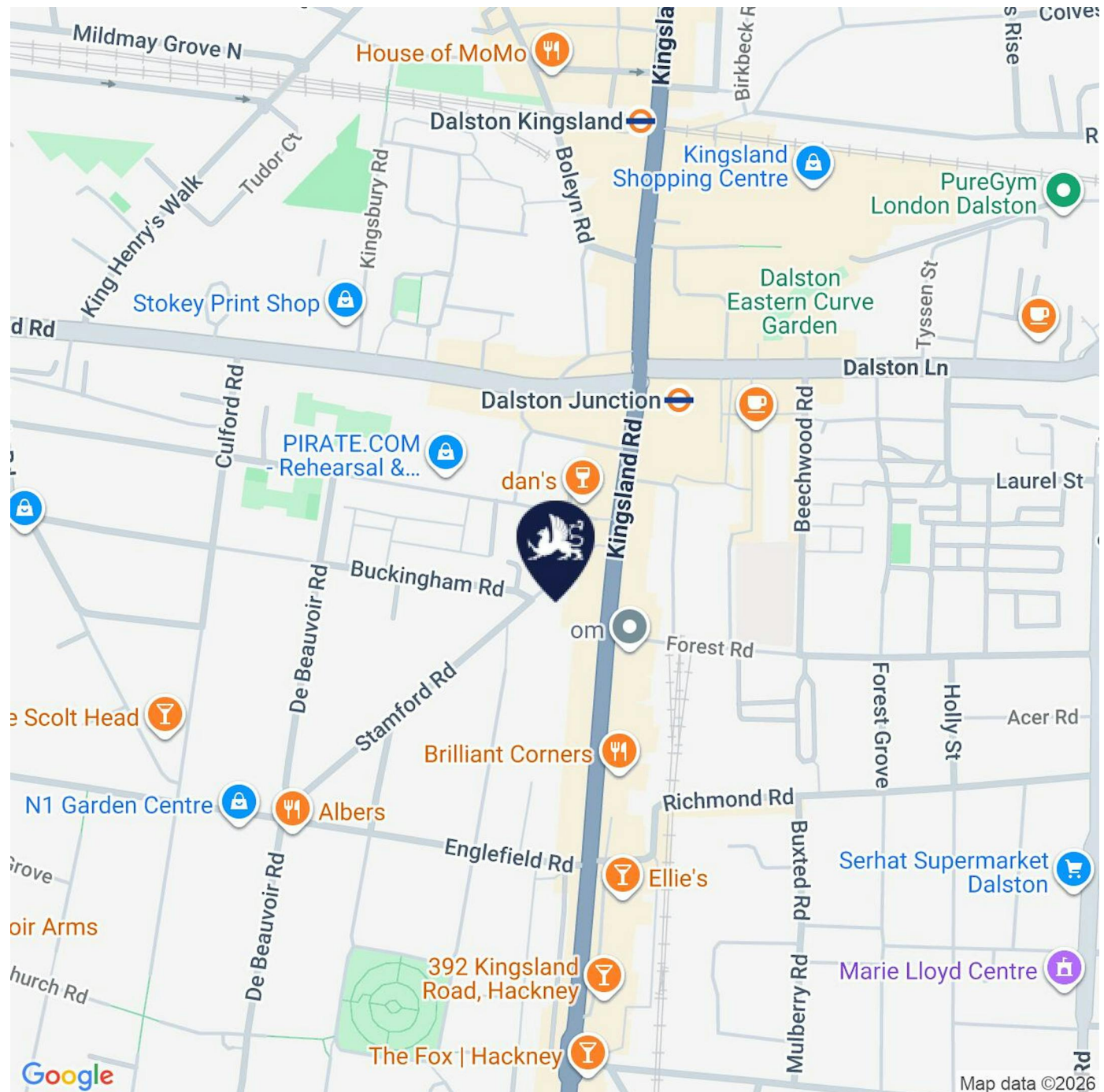
Dalston Kingsland 0.3 Miles



Haggerston 0.4 Miles



Canonbury 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	3,701	343.83	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com

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