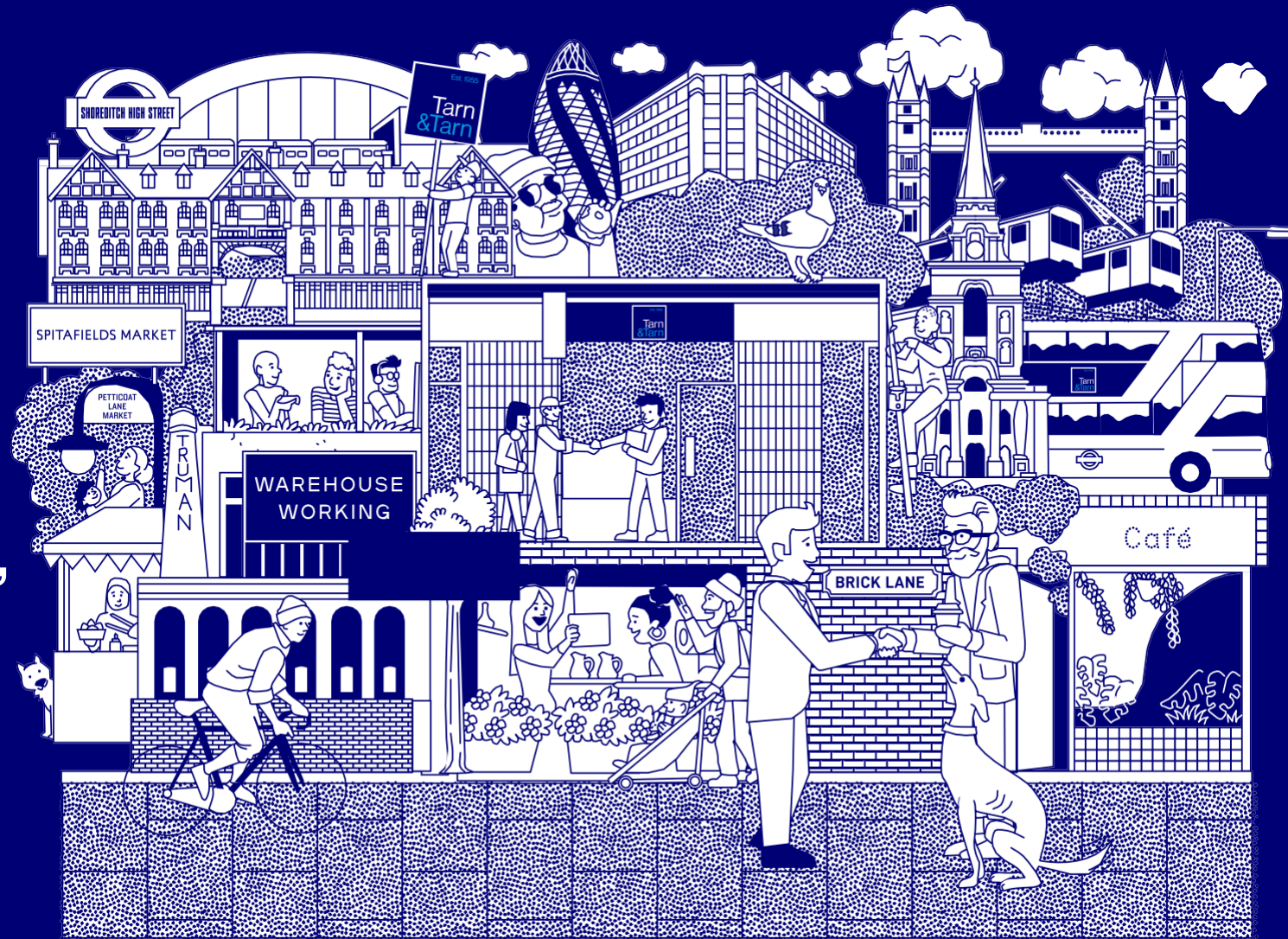


Est. 1955

Tarn &Tarn



**STAMFORD WORKS,
GILLETT SQUARE,
DALSTON, N16 8JH**

**CREATIVE STYLE
OFFICE/STUDIO
UNITS
590 FT²**

DESCRIPTION

Industrial mixed-use development with restaurants, a coffee shop, and a boxing facility. Each unit showcases appealing period industrial features and is equipped with an entry phone system, gas central heating, and shared amenities, including a kitchenette, WC facilities, and showers. These features make it a perfect space for small creative and media businesses.

AMENITIES

- Timber Flooring
- Entry Phone System
- G.C.H
- Communal Kitchenette
- Communal WC
- Communal Shower

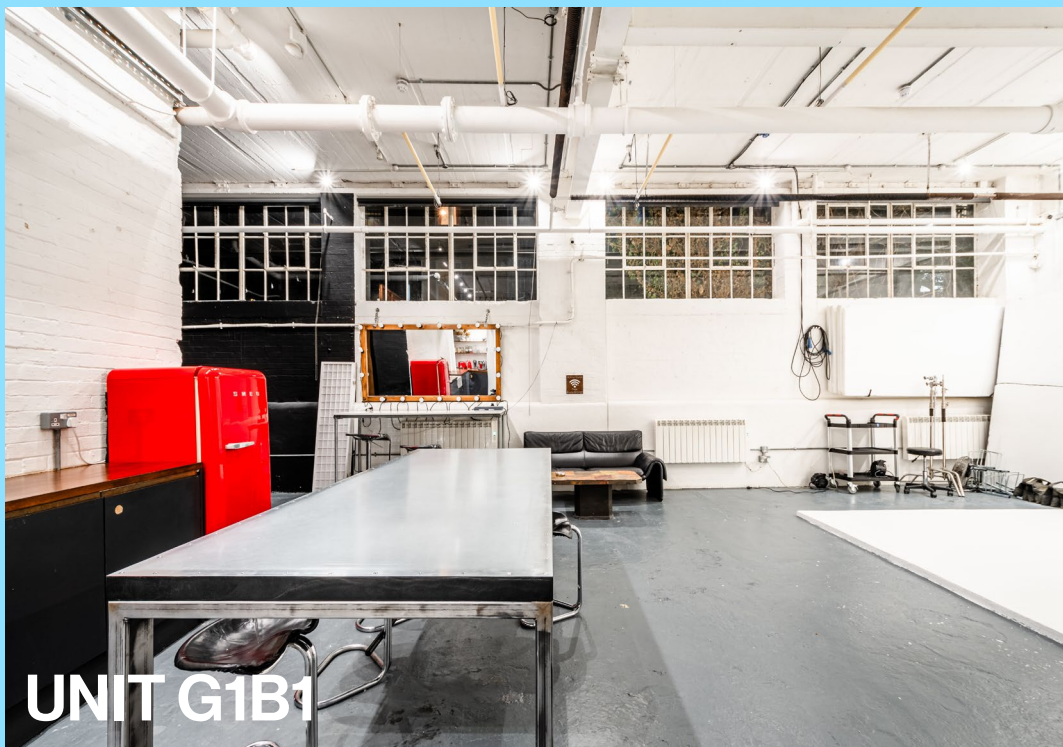




UNIT G1B1



UNIT G1B1



UNIT G1B1



UNIT G1B1




LOCATION

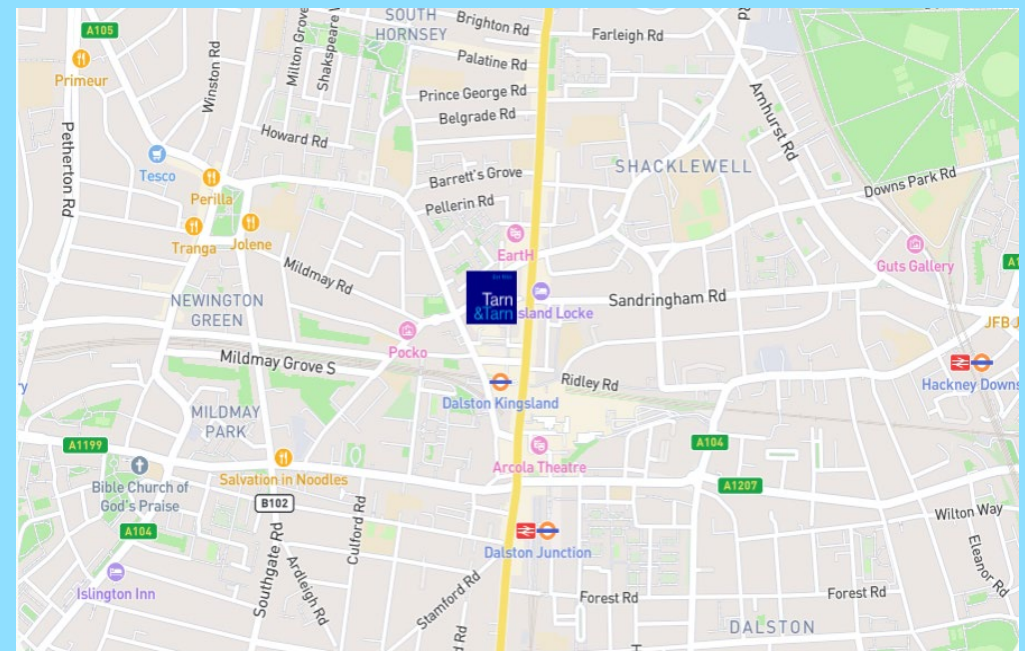
THE AREA

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 accessible from the square, benefitting 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 that run along Kingsland Road.



TRANSPORT

-  Dalston Kingsland (1-minute walk) – **Overground Line**
-  Dalston Junction (5-minute walk) – **Overground Line**
-  Hackney Downs (16-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ pa)	SERVICE CHARGE (£ PA)	BUILDING INSUARANCE	STATUS
UNIT 11A	592	£19,500	£2,032.65	£273.11PA	LET
UNIT 11B	387	£12,700	£1,630.93	£218.48 PA	LET
UNIT 11C	645	£21,300	£2,657.55	£218.48 PA	LET
UNIT 5G	377	£12,000	£1,760.46	£173.86 PA	LET
UNIT 5B	385	£12,000	£1,654.74	Included in service charge	LET
UNIT 6B	519	£14,500	£1,560.86	£239.35 PA	LET
UNIT G1B1	960	£29,000	£2471.05	£440.89 PA	AVAILABLE
UNIT 10B	590	£19,000	£1,958.90	TBC	LET

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

TERMS

A New FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act 1954.

VAT

VAT Applicable on Rent, Rental Deposit, Service Charge and Building Insurance

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
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