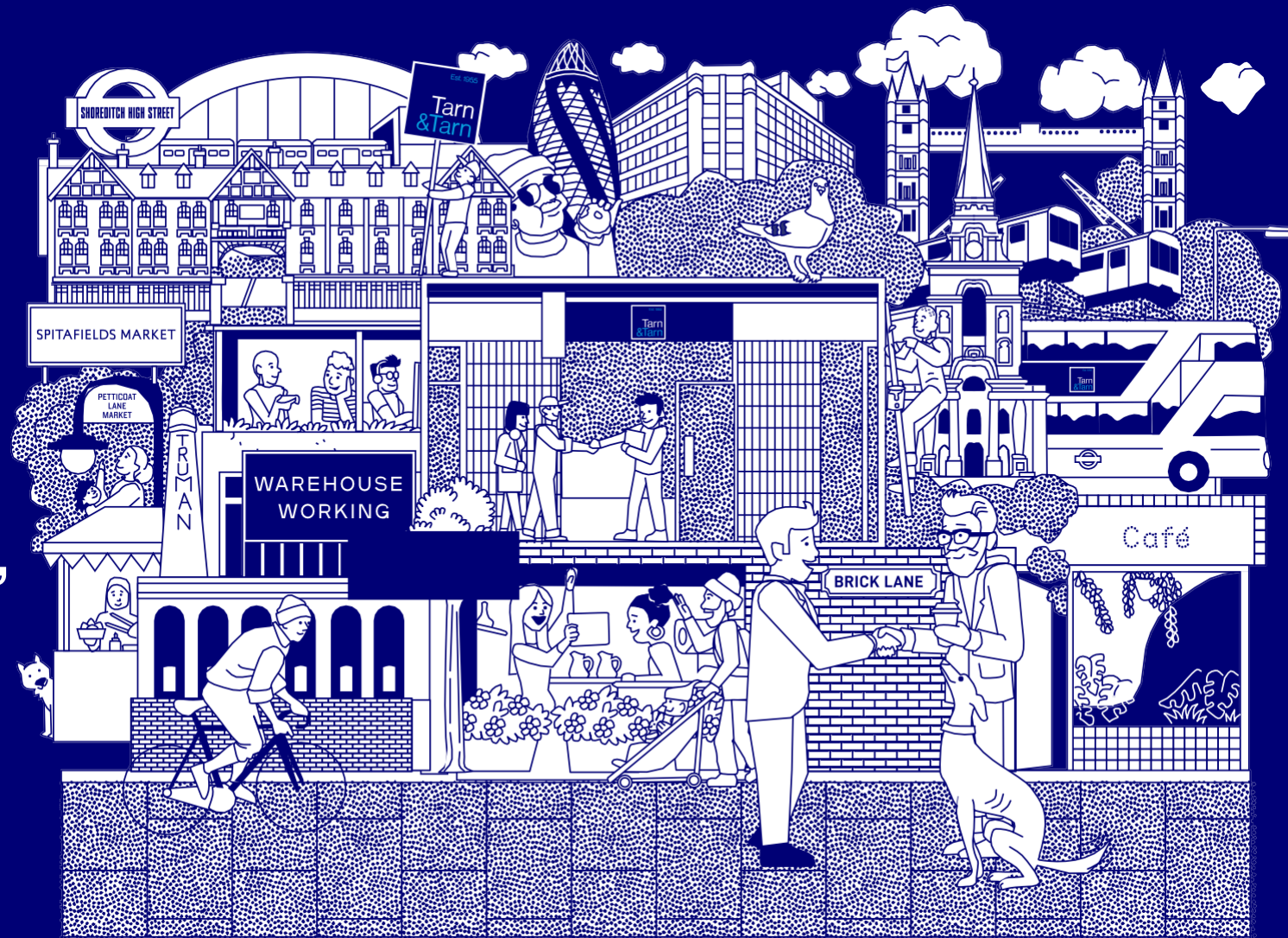


Est. 1955

Tarn &Tarn



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

**CREATIVE STYLE
OFFICE/STUDIO
UNIT
181 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








LOCATION

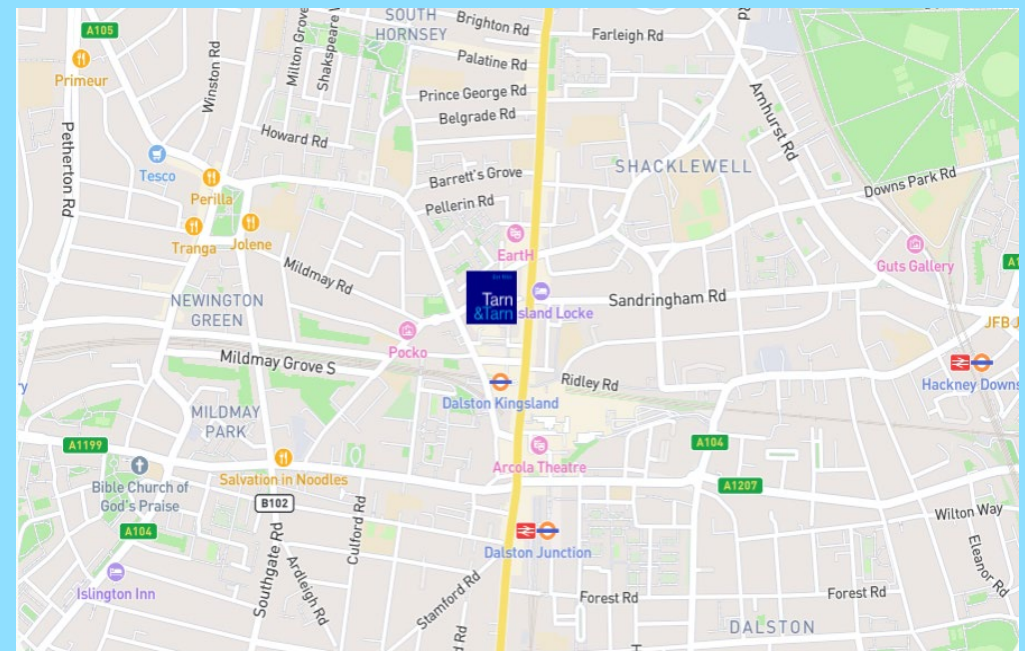
THE AREA

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 INSURANCE	STATUS
UNIT 8D	181	£6,154	£1,145.73	Included in the service charge	COMING SOON

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.

LOCAL AUTHORITY

London Borough of Hackney

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

VAT

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



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&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**