



Stamford Works

Unit 3B, Gillett Square, London, N16 8JH

Office/Studio

420 sq ft
(39.02 sq m)

- Timber Floor
- Entry Phone System
- Good Natural Light
- High Ceilings
- Great Location
- Communal Kitchenette
- Communal WC
- Communal Shower
- GCH
- Mezzanine

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Summary

Available Size	420 sq ft
Rent	£14,500 per annum + VAT
Business Rates	TBC
Service Charge	£2,552.80 per annum + VAT + Building Insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit is located on the first floor of this former Print-Works building. The property offers an open-plan office area and benefits from good natural light, attractive period industrial features and a high ceiling. Ideal space for small creative /media businesses.

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 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 which run along Kingsland Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 3B	420	39.02
Total	420	39.02

Viewings

Strictly By Apointment

Terms

New FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord and Tenant Act 1954

Legal Costs

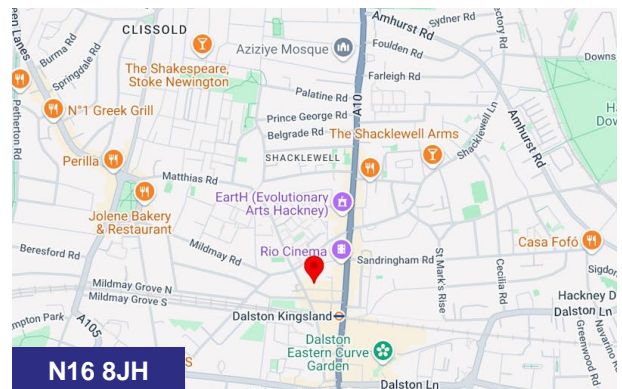
Each party to bear their own legal costs

VAT

Applicable

Building Insurance

Included in the service charge



Viewing & Further Information

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