



AVAILABLE TO LET

## Office/Studio

Stamford Works, Gillett Square, London N16 8JH

**TARN & TARN**

Office for rent, 380 sq ft, £12,499 per annum

To request a viewing call us on 020 7377 8989

For more information visit <https://www.realla.co.uk/m/38361-office-studio-stamford-works>

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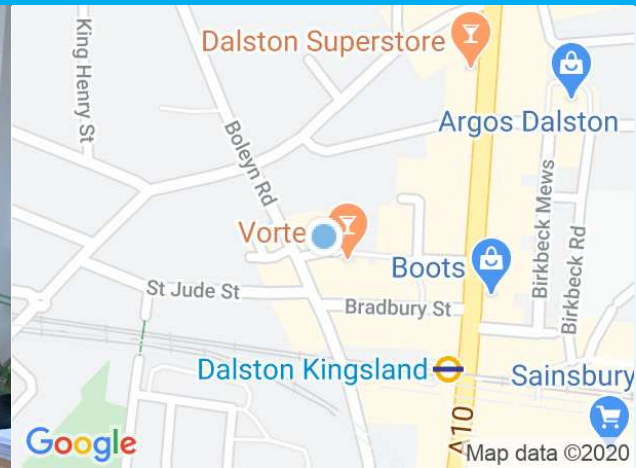
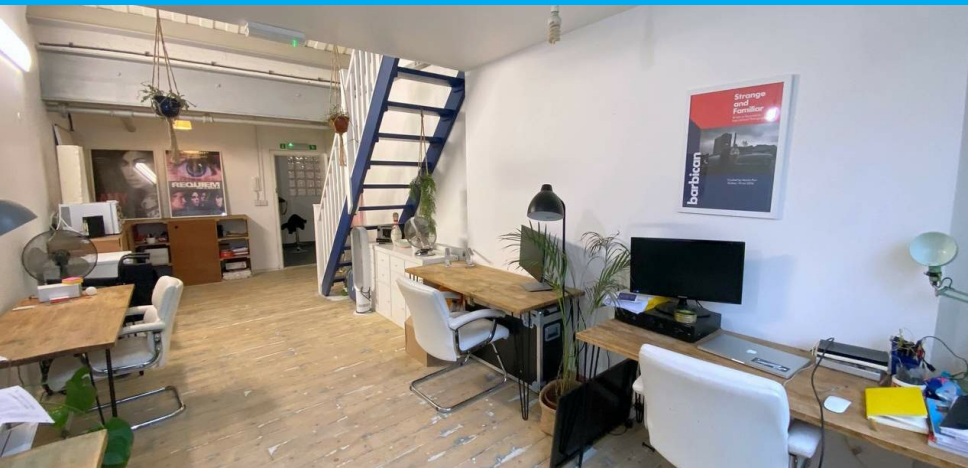


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### Description

These offices are located on the first floor of this former Print-Works building. The property offers open plan office area with mezzanine and benefits from good natural light, attractive period industrial features and a high ceiling.

### 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 accessed from the square and benefits 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.

### Highlights

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

### Property details

Rent	£12,499 per annum
S/C	£1,516 per annum
S/C Details	Building Insurance: £148.49 approx
Rates detail	No rates payable
VAT charges	Applicable
Lease details	New FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord and Tenant Act 1954
EPC certificate	Available on request

### More information

Visit microsite

<https://www.realla.co.uk/m/38361-office-studio-stamford-works>

### Contact us

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Quote reference: RENT-38361  
Strictly by appointment only

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa
Unit 5D	1st Floor	380	£32.89	£3.99	£14,015.00

06/03/2020&nsbp; MISREPRESENTATION ACT – THESE DETAILS AND THE DESCRIPTION AND MEASUREMENTS HERIN DO NOT FORM ANY PART OF ANY CONTRACT AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.