

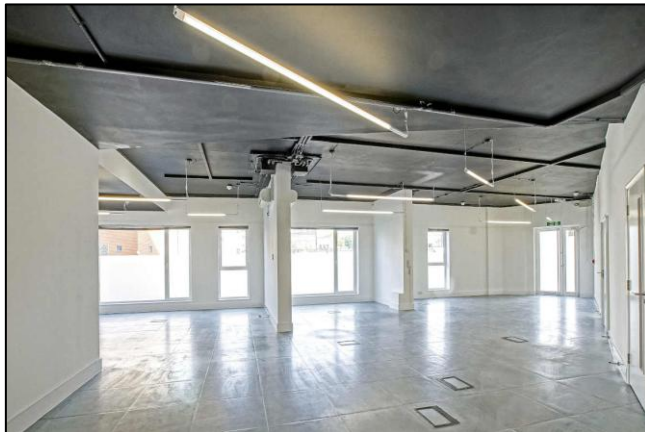
Commercial Office Space

1,250 sq. ft. / 116.2 sq. m.

Self-contained ground floor suitable for a variety of users

# FOR SALE

12 Tyssen Street, Dalston E8 2FE



## LOCATION

The space is on the corner of Tyssen Street and Ramsgate Street and close to Dalston Junction in a development known as Kinetica. The area is popular with tech, media and design companies attracted by the good transport links and independent cafes and restaurants. Dalston Junction rail station provides excellent bus links to Shoreditch, Clerkenwell and The City.

## TRANSPORT

Dalston Junction (London Overground)

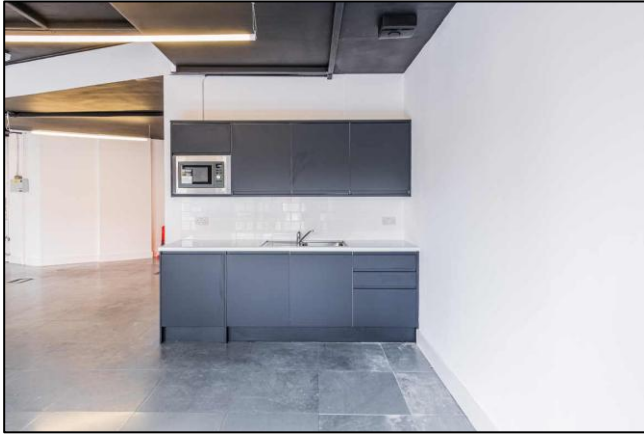
Travel times to:

Shoreditch High Street (6 minutes)  
Oxford Circus (21 minutes)

London Bridge (21 minutes)  
Highbury & Islington (7 minutes)

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The office is situated in a building known as Kinetica, on the ground floor and benefits from its own street entrance with large windows on both elevations.

An architecturally designed space which can be used as offices, retail, health, medical and a fitness studio.

## AMENITIES

- Self-contained ground floor studio
- Own street entrance
- Excellent natural daylight
- Air conditioned
- Fully accessible raised floor
- Floor boxes with power in situ
- Stick-lite lighting
- Male and female WCs
- Storage cupboard
- Fully fitted kitchen

## APPROXIMATE FLOOR AREAS

### Net Internal Area:

Ground floor 1,250 sq. ft. 116.1 sq. m.

### Gross Internal Area:

Ground floor 1,313 sq. ft. 121.98 sq. m.

## VIRTUAL FREEHOLD

A 999 year long leasehold from 1<sup>st</sup> January 2011. This is subject to an annual ground rent of £500.

## PRICE

£445,000 plus VAT

## SERVICE CHARGE

The estimated service charge budget for the year 2026 is £1,513.

## BUSINESS RATES

The rates payable for 2026/27 are £16,907.

Interested parties must contact The London Borough of Hackney to verify these figures.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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