

TO LET

STUDIO/OFFICE SUITE

WITHIN CHARACTER BUILDING

Potential to create two smaller units

UNIT 7, STAMFORD WORKS, GILLETT SQUARE,
DALSTON, LONDON, N16 8JH
2,000 SQ. FT (186 SQ M) APPROX.



LOCATION

The property is 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 young creatives.

The available unit is within a development easily accessed from the square and benefits from a public car park on its doorstep.

Dalston Kingsland Station (Overground and National Rail Services) is adjacent to Gillett Square and numerous bus routes run along Kingsland Road.

DESCRIPTION

- Shared WC and Kitchen
- Engineered timber flooring
- Exposed brickwork
- Electric heating
- Option for tenant to install AC
- Option to create two smaller units

Rent	£20 psf
Est. S/C	£6,650 per annum
Est. rates payable	£21,960 per annum
Est. insurance payable	£650 per annum
Building Type	Office
Size	2,000 sq ft
VAT Charges	VAT Applicable
Lease Details	Available on full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

All measurements are approximate and figures are exclusive of VAT:

Floor	Size (sq ft)	Rent (psf)	Service Charge (psf)	Rates (psf)	Total (pa)
First Floor	990	£28.00	£3.33	£11.00	£41,906.70
First Floor	1,010	£22.00	£3.33	£11.00	£36,693.30
Total	2,000	£20.00	£3.33	£11.00	£68,660.00

TERMS

The units are available on full repairing and insuring leases. Terms to be agreed subject to periodic rent reviews.

EPC

Energy Performance Asset Rating – B

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment with agents:

Currell Commercial Ltd

Part of the Savills Group

Jon Morell – 020 7096 2785

j.morell@currell.com

Dean Marks – 020 7096 2780

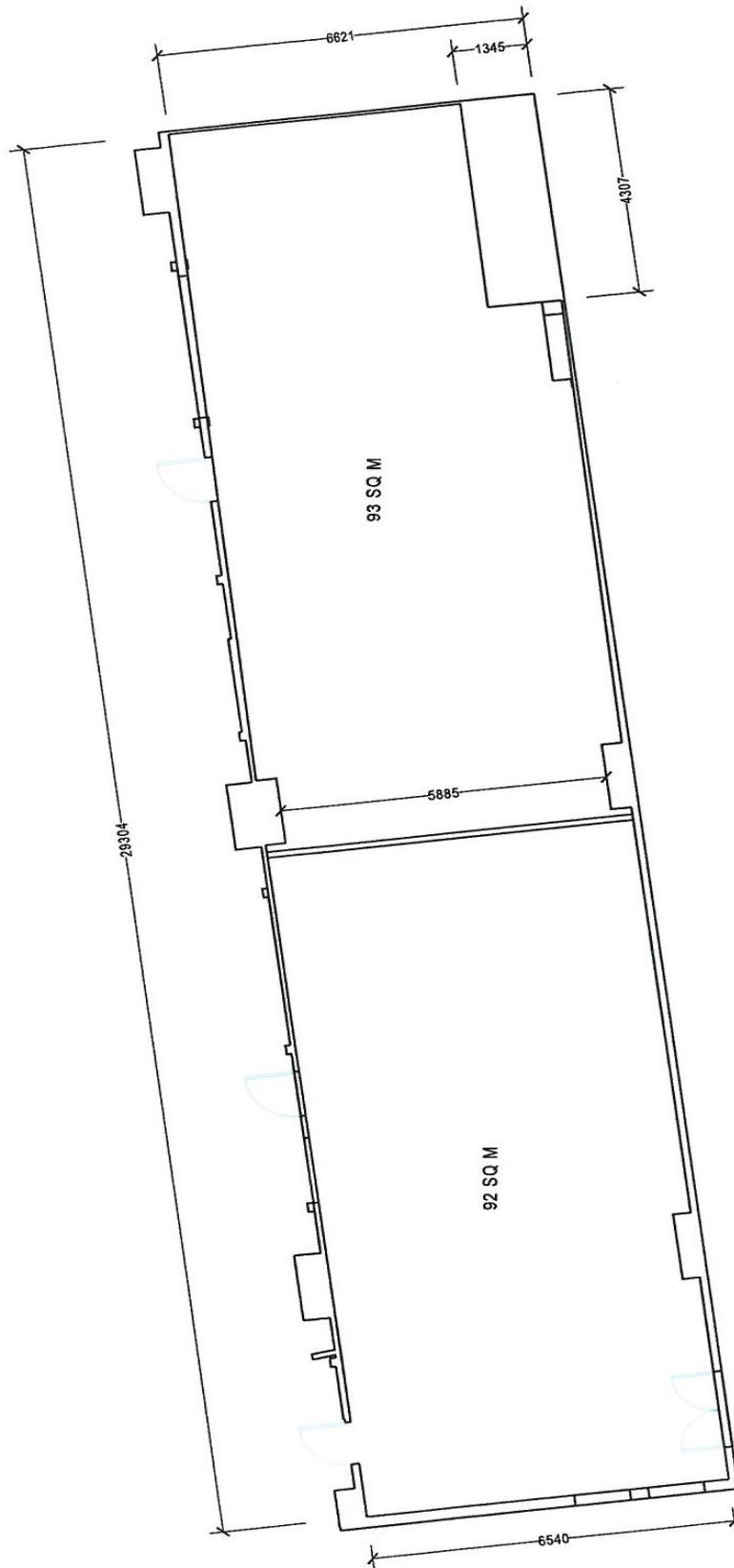
d.marks@currell.com

Beverley Hedge – 020 7704 7514

b.hedge@currell.com

Ref: COM180298

For more information on our properties please visit our website – www.currell.com/commercial



bcarto

t 020 8211 0517 m 07548 389 244
Bcarto@hotmail.co.uk

Property

Unit 7, Stamford Works,
Gillett Square,
London, N16 8JH.

Project

EXISTING
Unit 7,
1st FLOOR

Scale

1:100
[@ A3]

3 Metres

10 Feet

Contract No.
10663

Drawing No.
1 1 3