

# TO LET

## SMALL OFFICE SUITE WITHIN CHARACTER BUILDING

UNIT 5H, STAMFORD WORKS, GILLETT SQUARE, DALSTON,  
LONDON, N16 8AZ

446 SQ. FT (41.4 SQ M)



# Currell

020 7354 5050

## **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 creative.

The available units are 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**

Comprises a self-contained office unit on the first floor of this former Print-Works.

The unit comprises open plan area with attractive period industrial features including high ceilings, timber flooring, gas central heating (untested) and good natural light.

There is a shared kitchen, WCs and a shower. There is also a restaurant on ground floor within the site. The landlord will also be fitting a Velux skylight once current tenant has vacated.

## **Accommodation**

The approximate internal floor area is 446 Sq Ft (41.4 Sq M).

## **Rental**

**£13,500** per annum plus VAT.

## **Lease Term**

New full repairing and insuring lease upon terms to be agreed. The unit is available from 6<sup>th</sup> July 2019.

## **Service Charge**

Service Charge is approximately £1,650 plus VAT per annum.

## **Building Insurance**

Building Insurance is approximately £155 plus VAT per annum.

## **Business Rates**

The Rateable Value can be obtained from the VOA website and the Business Rates to Hackney will be entitled to Small business relief.

## **EPC**

Energy Performance Asset Rating – D

## **Legal Costs**

Each party to bear their own legal costs.

## **Viewing**

Strictly by appointment with agents:

### **Currell Commercial Ltd**

Dean Marks

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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