

TO LET

SMALL OFFICE SUITE WITHIN CHARACTER BUILDING

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

376.5 SQ. FT (35 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.

Accommodation

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 approximate internal floor area is 376.5 sq ft (35 sq m).

Rental

£11,250 per annum plus VAT.

Lease Term

New full repairing and insuring lease upon terms to be agreed. The current tenants will be vacating as of 24th March 2019.

Service Charge

Service Charge is approximately £1,400 + VAT per annum

Building Insurance

Building Insurance is approximately £130 + 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 and will pay a minimal amount.

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.

Jon Morell
DDI – 020 7096 2785
Email – j.morell@currell.com

Beverley Hedge
DDI – 020 7704 7514
Email – b.hedge@currell.com

Dean Marks
DDI – 020 7096 2780
Email – d.marks@currell.com

Ref: COM190013

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

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.

Property: Lease Plan of Unit 5G, Stamford Works, Gillett Street, London, N16 8JH.

10301/13

