



**AVAILABLE TO LET**

## 7 Stamford Works, Gillett St N16

Stamford Works, London N16 8JH



Office for rent, 2,000 sq ft, £40,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/36061-7-stamford-works-gillett-st-n16-stamford-works>

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## 2,000 sq ft recently refurbished unit located within Stamford Works, N16

The office located within the gated Stamford Works community, comprises a three storey characterful building which was a former Victorian print works and further benefits from a courtyard offering an independent bar, restaurant, café and yoga centre

The open plan office on the first floor, has recently undergone complete refurbishment and benefits from exposed brickwork, new engineered flooring, electric heating and modern spot lighting. There is also shared use of WCs and kitchen area. There is an electric mix of occupiers within the development including, fashion, design and tech-start-ups and would suit tenants seeking network opportunities with likeminded individuals.

Stamford Works is located on the north side of Gillett Square, close to Boleyn Road entrance adjacent to Dalston Kingsland Station, now better known as a creative hub for media, music and fashion industries. Transport links are excellent, with Dalston Kingsland and Dalston Junction within walking distance, providing quick and easy access to North, South and East London.

### Highlights

- Shared WC and kitchen
- Engineered timber flooring
- Exposed brickwork
- Electric heating
- Option for tenant to install AC
- Change of use to D2 considered subject to planning

### Property details

Rent	£40,000 per annum
Est. S/C	£6,650 per annum
S/C Details	Insurance: approx. £650 per annum + VAT
Est. rates payable	£22,463 per annum
Building type	Office
Size	2,000 Sq ft
VAT charges	VAT applicable
Lease details	Available on a new full repairing and insuring lease for a term to be agreed

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/36061-7-stamford-works-gillett-st-n16-stamford-works>

### Contact us

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Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
First Floor	2,000	£20.00	£3.33	£11.23	£69,110.00	Available