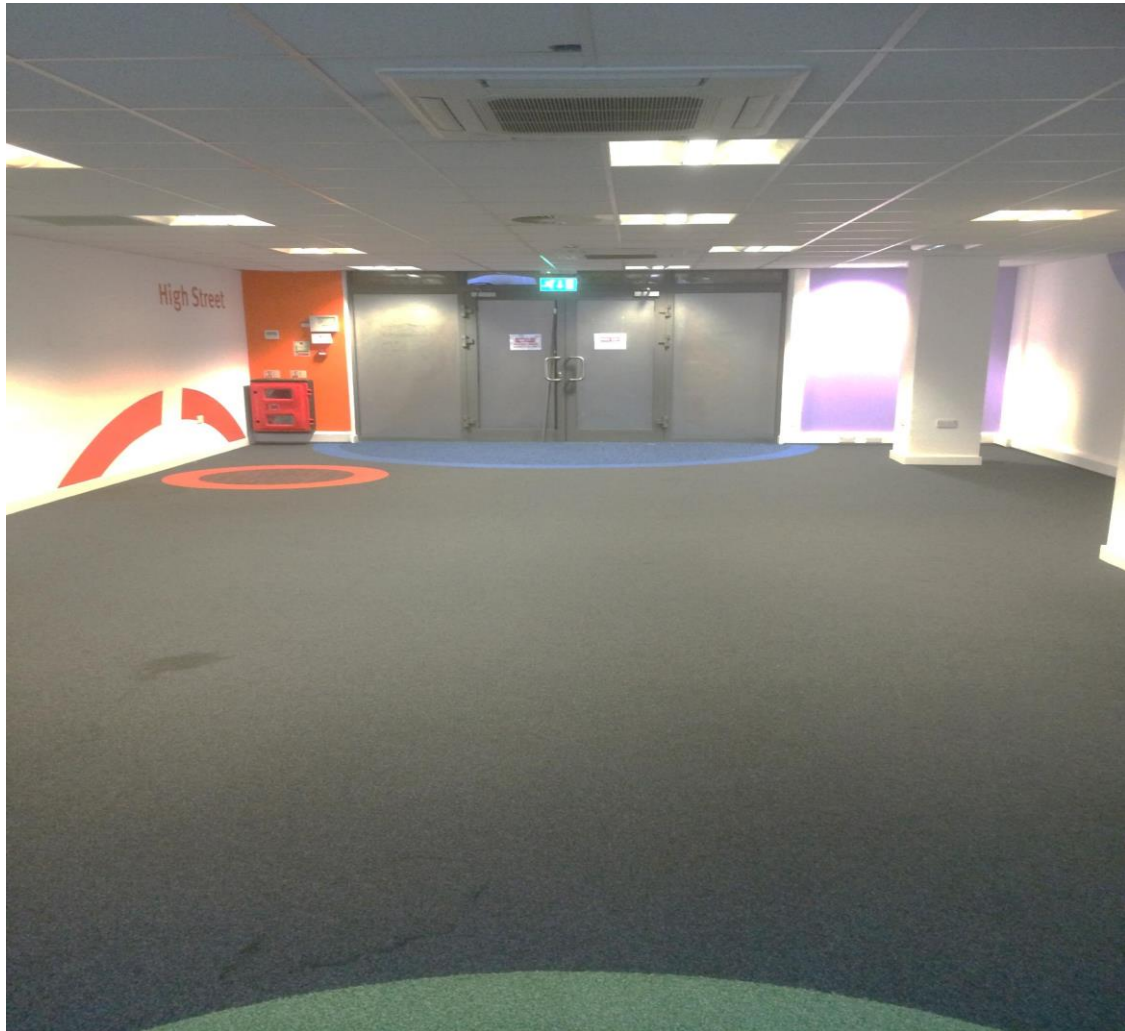


TO LET

B1 OFFICE UNIT CLOSE TO THE HEART OF DALSTON

GROUND AND FIRST FLOORS, 26-28 RAMSGATE STREET, LONDON, E8 2NA

5,340 SQ. FT (496 SQ. M) APPROX



Currell

020 7354 5050

Location

The office space is situated on Ramsgate Street, close to its junction with Dalston Lane and in the heart of Dalston. Kingsland Road Shopping Centre is walking distance to the unit and there are a wide variety of shops, bars and restaurants in the immediate vicinity.

The unit has good transport links with Dalston Junction Station and Dalston Central station being within easy walking distance. Numerous bus routes run along Dalseton Lane.

Description

Comprises B1 office space on part ground and part first floors of this prominent building. The ground floor is mainly open plan with 1 meeting room, teapoint, disabled WC and reception area.

The first floor provides mainly open plan space with teapoint, male/female and disabled WCs, 4 partitioned offices/meeting rooms and a comms room.

The space benefits from suspended ceiling with integral Cat II lighting, double glazing, air conditioning, good natural light and carpeting throughout and entryphone.

Accommodation

(All measurements are approximate net internal area)

Ground Floor	1,785 sq ft (166 sq m)
First Floor	<u>3,555 sq ft (330 sq m)</u>

TOTAL	5,340 sq ft (496 sq m)
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Business Rates

To be confirmed.

EPC

Energy Performance Rating – C

Terms

A new lease is available on terms to be agreed.

Rent

£145,000 per annum exclusive of business rates, service charge and VAT.

Service Charge

To be confirmed.

Legal Costs

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

Viewing

Strictly by appointment through sole agents:

Currell Commercial Ltd.

Jon Morell – 020 7096 2785

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Beverley Hedge – 020 7704 7514

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

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