

**INDUSTRIAL STYLE
WORKSPACE WITH
LOADING FACILITIES**

**1A DUNN STREET
DALSTON
E8**

BELCOR


CITY FRINGE REAL ESTATE

1,911 SQ FT


DESCRIPTION

Occupying the ground floor of a modern mixed-use building, the premises benefits from being fully self-contained with good loading facilities. The space offers raw concrete exposed features, excellent ceiling heights, floor to ceiling windows, kitchen and WC facilities. The property would be of strong interest from a range of creative, media and logistical occupiers


AMENITIES


 Excellent Natural Light

 Good Transport Links

 Warehouse Style Features

 Open Plan Offices

 Loading Facilities

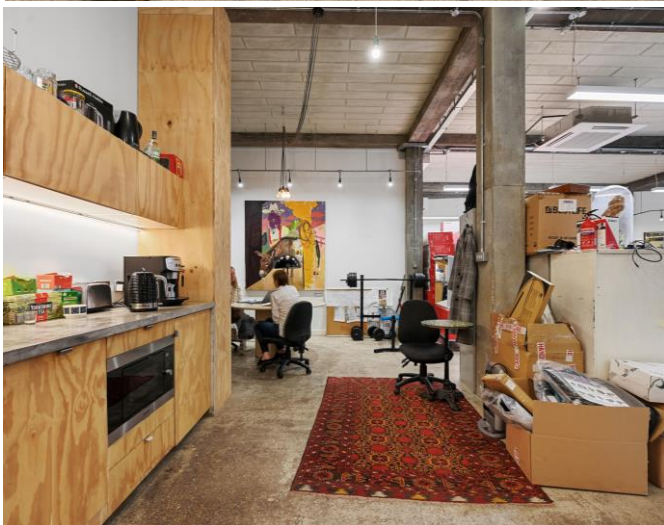
 Meeting Rooms

OPEN PLAN INDUSTRIAL STYLE OFFICE SPACE WITH LOADING



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LOCATION

Superbly located just off Shackewell Lane close to where the junction meets with Kingsland Highstreet, the property is well served by multiple public transport links. The property is located within walking distance to several renowned amenities including The Diner, Street Feast Dalston Yard and Dalston Eastern Curve Garden.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	1,911	Available	£30.00	TBC	Nil	TBC

TRANSPORT

DALSTON JUNCTION

Overground

RECTORY ROAD

Overground

DALSTON KINGSLAND

Overground

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Now

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is NOT applicable

VIEWINGS VIA SOLE AGENTS

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TEAM

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