

TO LET

Colour House, Bentley Road, Dalston, London, N1 4BY

2,535 to 10,030 sq ft

A selection of work spaces on first to third floors of this impressive building in the heart of Dalston





Description

Open-plan creative work space with an abundance of natural light. Situated in the heart of Dalston, this contemporary modern property offers three floors of open-plan CAT A office accommodation. The third floor has recently been fully fitted to include kitchen, breakout area, 24 workstations and two meeting rooms.

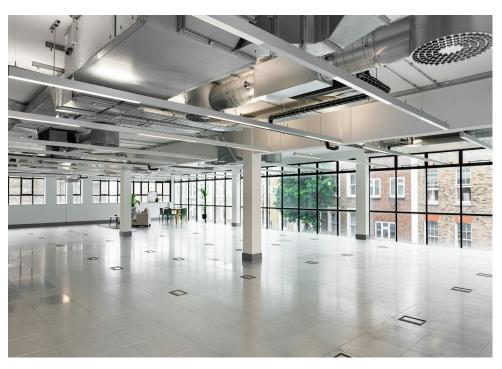
Each floor has two 'superloo' unisex WCs, use of meeting room on the second floor and use of the communal roof terrace at third floor. The floors can be taken individually or as a whole.

Location

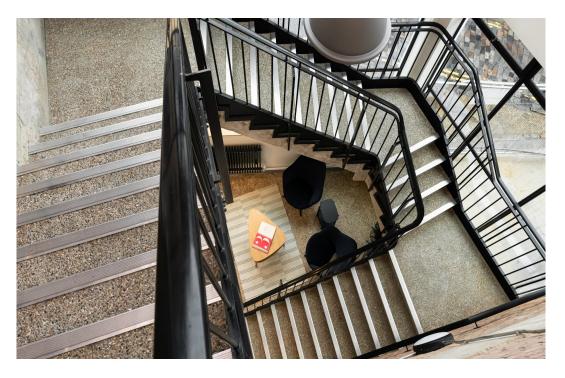
Perfectly situated for a creative working environment, Colour House is just a short distance from Central London. Opposite Dalston Junction and a four minute walk to Dalston Kingsland Station. Colour House has great connections into the City of London and the West End.

Key points

- First floor 3,751 square feet
- Second floor 3,744 square feet
- Third floor 2,535 square feet
- High speed internet, independent network zones, PIR security alarm systems
- Open plan offices with AHU providing fresh air
- Outdoor space, communal roof terrace and cycle storage
- Concrete feature staircase
- Third floor fully fitted with 24 workstations













Rents, Rates & Charges

| Lease | New Lease |
|----------------|----------------------------------|
| Rent | £35 - £37.50 per sq ft |
| Rates | £14.75 per sq ft Estimated rates |
| Service Charge | £5.38 per sq ft |
| VAT | To be confirmed |
| EPC | B (37) |

Viewing & Further Information



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