



**STIRLING  
ACKROYD**

## **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



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





---

## 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



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@stirlingackroyd.com



**Joe Harris**  
020 3967 0103  
07809091305  
jharris@stirlingackroyd.com



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com

**Rachel Kiddie (Deleted)**  
020 3967 7628  
rkiddie@stirlingackroyd.com

---

## Joint Agents

Bray Fox Smith (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 28/03/2024