

FOR SALE

Unit 2, 65 Dalston Lane, London, E8 2NG

5,950 sq ft

Self contained, Class E premises for sale





Description

A fully self-contained unit which is well finished over ground and lower ground floors. The basement contains mostly open-plan offices but also has smaller, partitioned office spaces that can be utilised as conference rooms or storage areas. The ground level has a fully glazed shop front and which is used as showroom/gallery space.

A well-designed open-plan kitchen, male and female toilets, a shower room, a DDA compliant elevator, a loading bay, three-phase power, and an intercom system are among the advantages.

Location

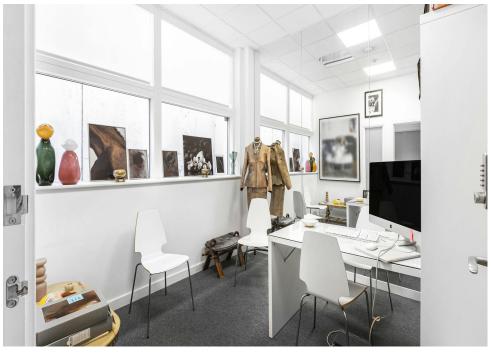
The development is perfectly located with great transport links and an endless choice of fantastic restaurants, bars, shops and green spaces to visit on lunch breaks and after work. Located just a short walk from Dalston Junction, Dalston Kingsland and Hackney Downs Stations there are also fantastic bus and cycle routes to reach Shoreditch and further afield.

The beautiful green spaces of London Fields and Hackney Downs are all within walking distance from the development as well as lunchtime attractions for your employees such as Broadway Market, Columbia Road Market and Victoria Park.

Key points

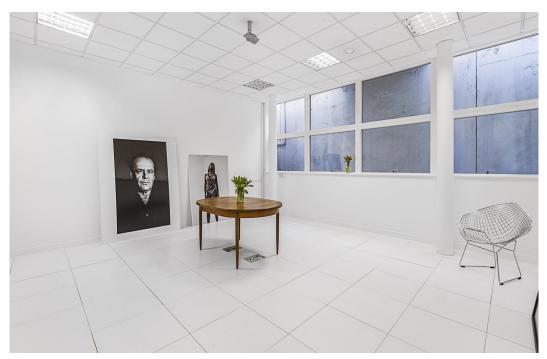
- Virtual freehold
- 3 Phase power
- Loading bay
- DDA compliant lift

- Modern finish throughout
- Air-con
- Flexible space
- Fully glazed shop/gallery frontage on ground floor













Accommodation

Name	sq ft	sq m	Availability
Ground	1,365	126.81	Under Offer
Lower Ground	4,585	425.96	Under Offer

Rents, Rates & Charges

Price	£1,000,000
Rates	£5.04 per sq ft
Service Charge	On application
VAT	On application
EPC	D (86)

Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

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 14/11/2024