



**FOR SALE**

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

**5,950 sq ft**

**Self contained, Class E  
premises for sale**



**VIDEO TOUR**

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



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## 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.

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## 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.

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## 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







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## Accommodation

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

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## Viewing & Further Information



**Harry Mann**

020 3967 0103

[hmann@stirlingackroyd.com](mailto:hmann@stirlingackroyd.com)

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## Rents, Rates & Charges

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

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