



**STIRLING
ACKROYD**

TO LET

**Second Floor, 230
Dalston Lane, Hackney,
London, E8 1LA**

3,392 sq ft

**Authentic loft floor in
Dalston warehouse
suitable for range of uses**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising a raw authentic top floor loft in a beautiful Dalston warehouse, which is currently being used for events and studio hire.

Arranged in mainly open plan, the floor offers stunning exposed pitched ceiling, original timber floors and exposed brickwork, simply put it oozes character.

Of particular interest to design studios and occupiers who will benefit from the inspiring interior.

Location

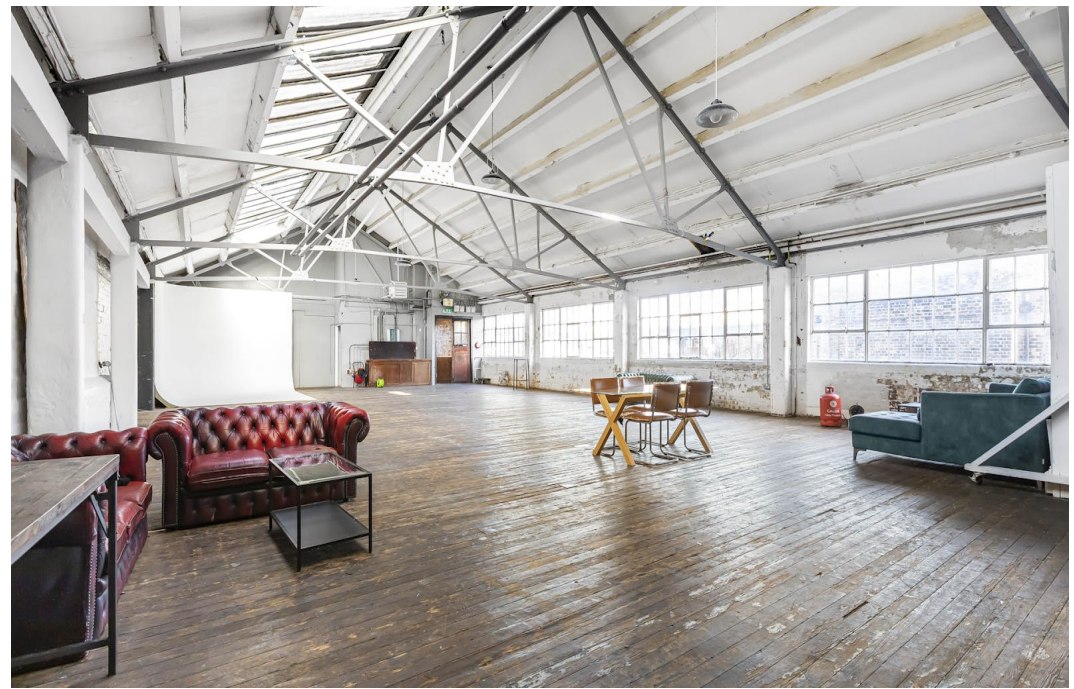
Located adjacent to Hackney Downs Station, with a Tesco located on the ground floor and Hackney Coterie, a popular restaurant and bar with ample outside seating.

Transport links are excellent with numerous bus routes, train lines stopping right outside, local amenity space includes Hackney Downs for recreation and Mare Street for high street shopping.

Key points

- Offering 3,392 square feet facing the street
- Large lateral loft
- Exposed pitched ceiling throughout
- Suitable for events
- Adjacent to Hackney Downs Station





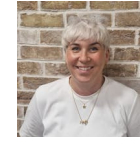
Accommodation

| Name | sq ft | sq m | Availability |
|-------------------|-------|--------|--------------|
| 2nd - Floor front | 3,392 | 315.13 | Available |

Rents, Rates & Charges

| | |
|----------------|-------------------------------|
| Lease | New Lease |
| Rent | £85,000 per annum |
| Rates | £30,600 per annum approximate |
| Service Charge | £5,800 per sq ft approximate |
| VAT | Applicable |
| EPC | E (115) |

Viewing & Further Information



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