

# Units 22 & 23, Springfield House, 5 Tyssen Street, Hackney, London, E8 2LY

## **TO LET**

Office

1,671 sq ft / 155.2 sq m

£25 per sq ft

# Office/Studio space within a converted former Victorian warehouse with various fitted meeting and office rooms



- On site concierge
- Self-contained office
- Private WC facilities
- Internal Courtyard
- Exposed brickwork
- Great natural light
- Modern fit-out

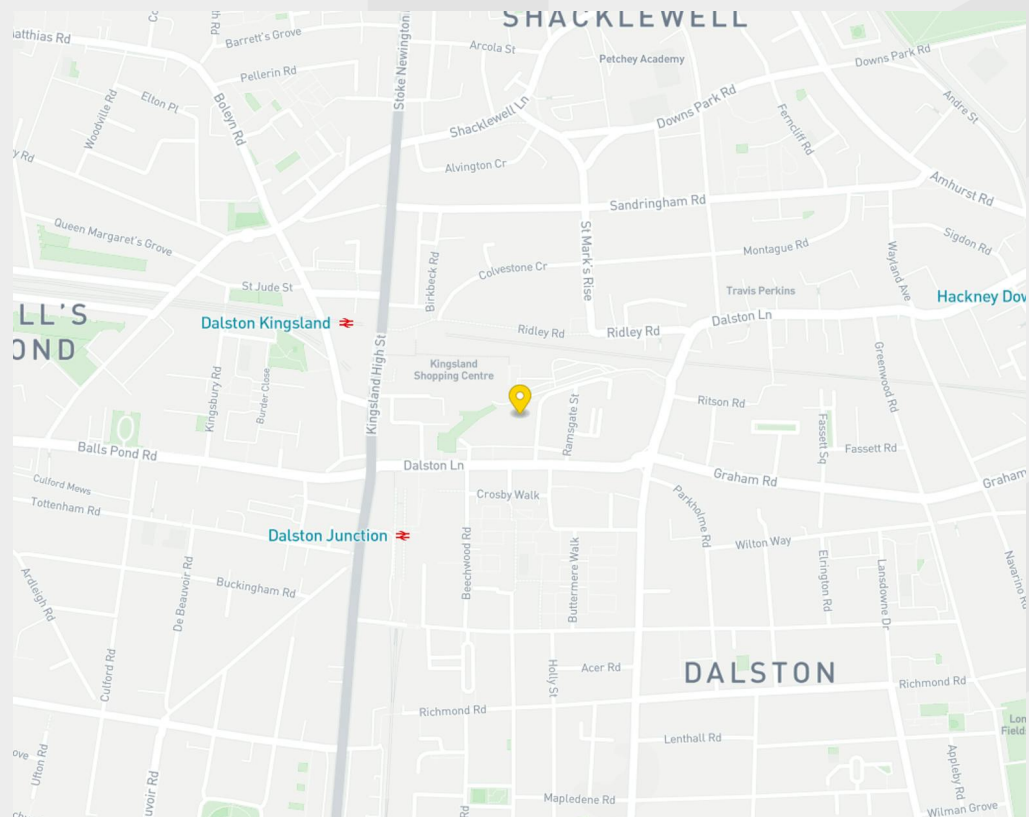


## Description

A self-contained unit within a prominent and attractive converted former Victorian warehouse. The unit offers a dedicated kitchen area, various meeting and office rooms, with the potential for an open-plan workspace and private WC facilities in the heart of Dalston. The unit is currently vacant and available for immediate occupation.

## Location

Superbly located along Tyssen street close to where the junction meets with Dalston Lane, the property is well served by public transport links with Dalston Junction Overground Station 0.2 miles (4 minute walk) west, and Dalston Kingsland Overground Station 0.3 miles (7 minute walk) south-west. There are also numerous bus routes available within close proximity. Local occupier include M&S, Amazon Fresh, Rio Cinema and Arcola Theatre.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 22 & 23	1,671	155.24	£25	On Application	On Application	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk



### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 02/08/2024