



TO LET

**Unit 1, 3-5 Dunston
Road, London, E8 4EH**

1,230 sq ft

Ground floor office,
overlooking the canal,
available now



Description

Ground floor, open plan office benefitting from views of the canal and excellent natural daylight.

Location

3- 5 Dunston Road is located on the east side of Kingsland Road, close to where the road crosses over the Grand Union Canal. The immediate area is thriving with new business premises, cafes and restaurants. The development is ideally located moments from Haggerston Station. The area is also served by numerous bus routes and is conveniently located outside the congestion charge zone.

Key points

- Total space - 1,230 square feet
- Exposed concrete ceiling
- Good natural light
- Kitchenette
- £30.00 per square foot
- Canalside setting
- Location is thriving with new business premises
- Moments from Haggerston Station





Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1	1,230	114.27	Let

Rents, Rates & Charges

Lease	New Lease
Rent	£30 per sq ft
Rates	£10.55 per sq ft Interested parties to make their own enquiries with the Local Authorities
Service Charge	£1,000 per annum approx.
VAT	On application
EPC	B (39)

Viewing & Further Information



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