



## Basement Floor

101 Dalston Lane, Hackney, London, E8 1NH

**Open Plan Basement 3,595  
sq. ft. For Sale/To Let in  
Hackney, E8.**

**3,595 sq ft**  
(333.99 sq m)

- Virtual Freehold
- New Lease
- Prime Location
- Ideal for Gym, Wine Cellar or Theater
- Over 3m Ceiling Height
- Self-Contained
- Newly Built
- Shell & Core Condition
- Great Transport Links

# Basement Floor, 101 Dalston Lane, Hackney, London, E8 1NH

## Summary

<b>Available Size</b>	3,595 sq ft
<b>Rent</b>	£58,000 per annum
<b>Price</b>	£550,000
<b>Business Rates</b>	Not Yet Assessed
<b>Service Charge</b>	£3,000 per annum Building Insurance & Management Fees Included
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (34)

## Accommodation

The accommodation comprises of the following

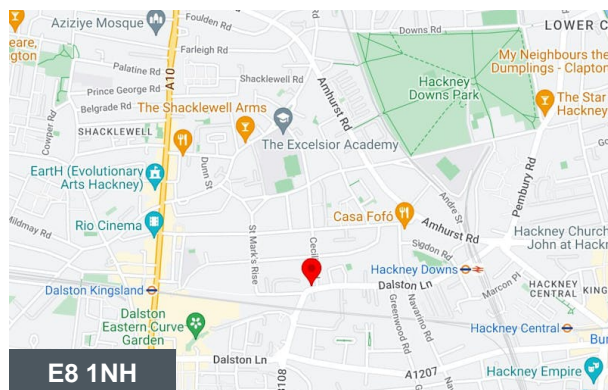
Name	sq ft	sq m	Rent	Price	Availability
Basement	3,595	333.99	£58,000 /annum	£550,000	Available
<b>Total</b>	<b>3,595</b>	<b>333.99</b>			

## Description

This spacious commercial premises is in a prominent location on Dalston Lane. The building has recently been developed, comprising this extensive 3,595 sq ft basement commercial space. The unit has a ceiling height of over 3 meters and, its open-plan layout could suit a variety of uses including leisure or office. Ideal for a gym, theatre or wine cellar.

## Location

Dalston Lane in Hackney, London, is a historically rich and culturally diverse street, featuring a mix of Georgian and Victorian architecture alongside modern developments. Known for its vibrant arts scene, it hosts the Arcola Theatre and Rio Cinema, as well as a variety of shops, restaurants, and markets like Ridley Road Market. Recent regeneration has improved amenities but also raised gentrification concerns. Despite these changes, Dalston Lane remains a lively community hub, balancing historical charm with contemporary vibrancy.



## Viewing & Further Information



**George Sarantis**

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george@fyfemcdade.com



**Quba Medford**

020 7613 4044 | 07912883110  
quba@fyfemcdade.com

# Energy performance certificate (EPC)

Basement Unit 101 Dalston Lane London E8 1NH	Energy rating	Valid until: <b>24 August 2033</b>
	<b>B</b>	Certificate number: <b>7709-0132-2445-1163-8854</b>

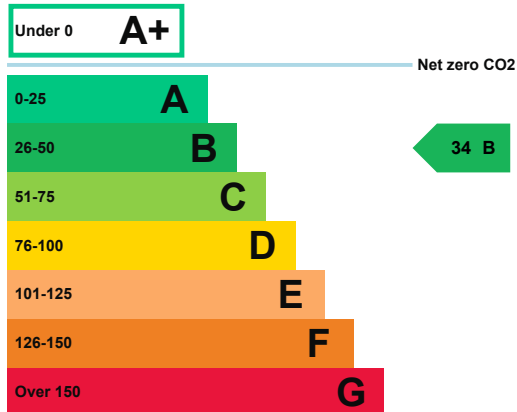
Property type	D2 General Assembly and Leisure plus Night Clubs and Theatres
Total floor area	334 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**31 B**

If typical of the existing stock

**91 D**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	66.23
Primary energy use (kWh/m <sup>2</sup> per year)	392

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4562-9301-4349-6205-5637\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ondrej Gajdos
Telephone	0208 099 5978
Email	<a href="mailto:og@ogenergy.co.uk">og@ogenergy.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA099330
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2023
Date of certificate	25 August 2023