

27 Downham Road - Unit 3, Dalston, London, N1 5AA

TO LET

Office

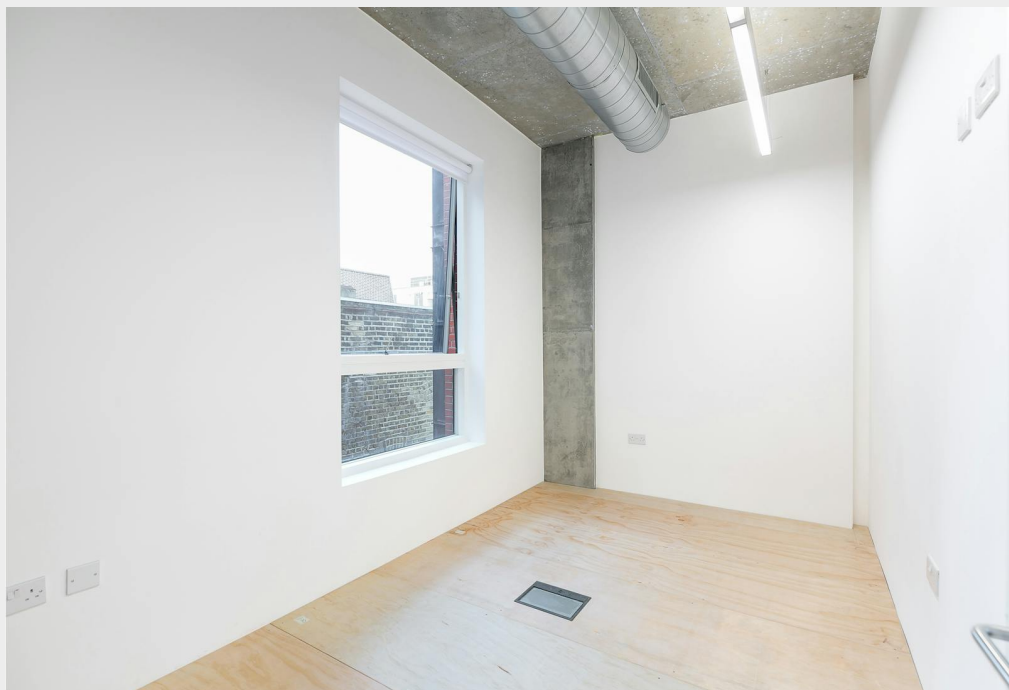
1,978 sq ft / 183.8 sq m

£60,000 per annum

Private office floor, located by De Beauvoir Town with excellent natural light and meeting rooms



- Close proximity to De Beauvoir Town & Regents Canal
- Large boardroom and additional small meeting room
- Internal secure cycle store and showers
- High speed fibre available
- Private Kitchen
- Full height glazing with amazing natural light

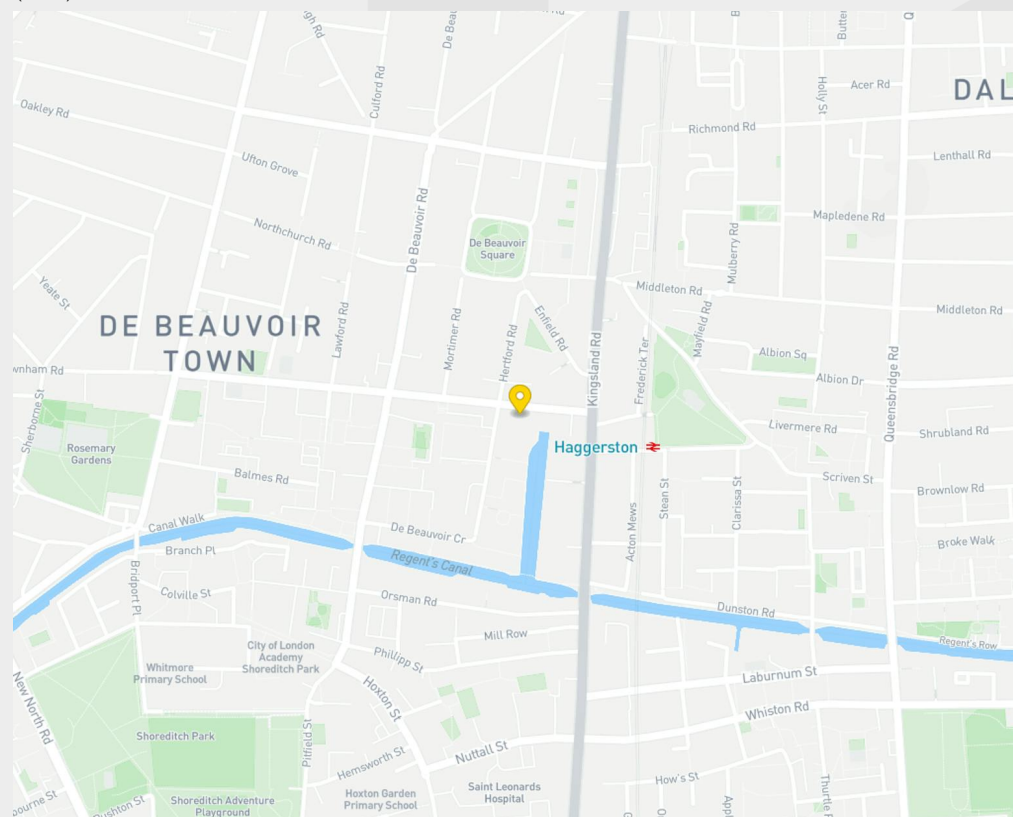
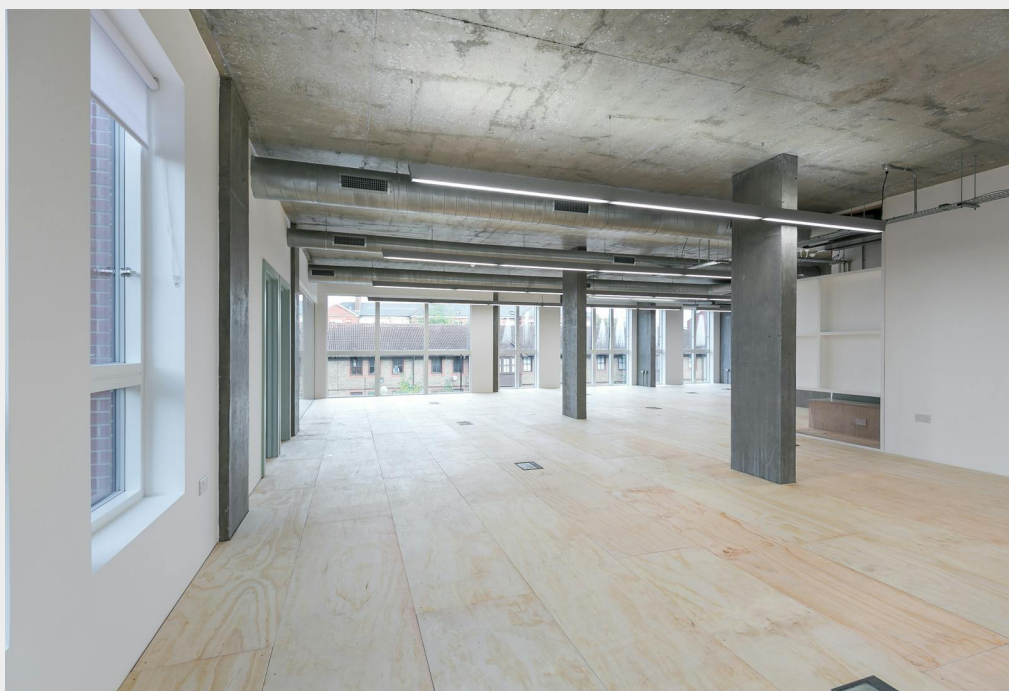


Description

A second floor space benefiting from great ceiling height and natural light, full air conditioning and ventilation. The office is in CAT A condition with accessible raised floors. The floor boasts a large boardroom, an additional smaller meeting room and an enclosed kitchen. The offices are accessed via a well presented entrance lobby and a passenger lift serves all floors. There is secure internal cycle storage off the main lobby and on each floor there are shared toilets, DDA toilet and shower.

Location

Located on Downham Road, close to the junction with Kingsland Road. De Beauvoir Town and then Dalston lie north of this location with Islington to the west and The Regents Canal and Hoxton to the south. Occupiers on Downham Road include The Duke of York Pub, F45 Haggerston and Helma Cafe + Wine. The building is located a couple of minutes walk from Haggerston Overground Station and there are multiple bus routes on Kingsland Road (A10).



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Service charge	Total month	Availability
2nd - Unit 3	1,978	183.76	£50,940 /annum	£9,239 /annum	£10,014.92	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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