



TO LET

1 Ghent Way, 1 Ghent Way, London, E8 2PE

424 to 1,454 sq ft

Fully fitted creative studio/office in Dalston



VIDEO TOUR

stirlingackroyd.com



Description

Newly refurbished office/studio on Ghent Way, comprises three units on a prominent location close to Dalston Junction Station. The unit provides a creative warehouse feel throughout with an abundance natural light creating a calming environment.

The studio has been fully refurbished with new flooring, modern kitchens and toilets. Perfect for creative companies looking for studio space as well as office space.

The client will consider offering the studios separately

Key points

- Newly renovated office/studio space
- Modern stylish aesthetic
- Fully fitted creative workspaces
- Fantastic natural light
- Fully fitted modern kitchens
- Prominent location close to Dalston Junction Station



Location

The property is situated on just off Dalston Lane (A104) that gives access to Kingsland High Street (A10). Kingsland Shopping Centre is situated moments to the north, while the Rio Cinema and Arcola Theatre are within walking distance. The area has seen a vast amount of regeneration which is still ongoing.

The area is well served by public transport, with both Dalston Kingsland and Dalston Junction just round the corner (Overground line), and Hackney Downs (Overground line, and Greater Anglia National Rail line) within a 10 minute walk, as well as numerous bus routes.

Transport Links



Dalston Junction 0.1 Miles



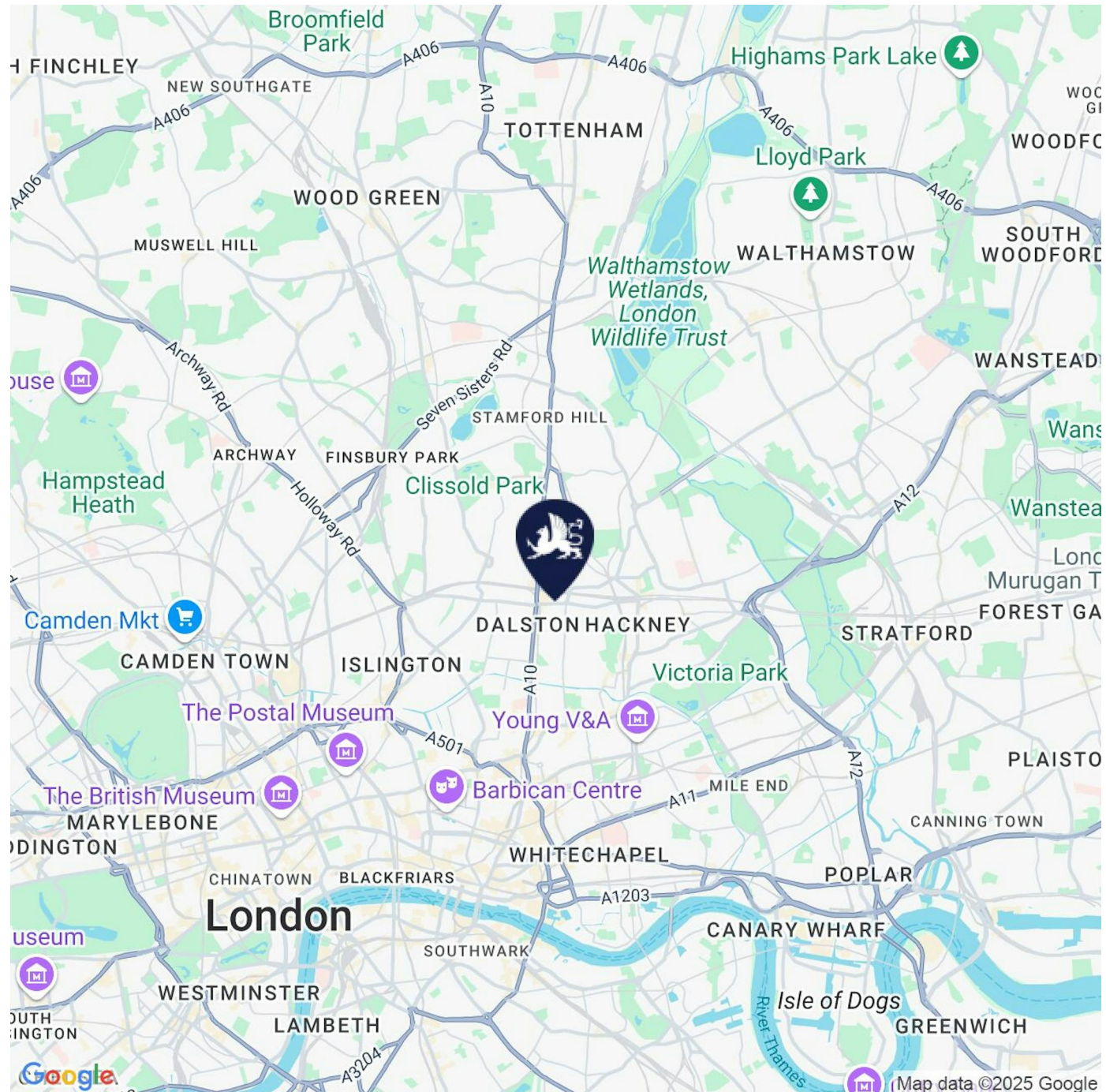
Dalston Kingsland 0.2 Miles



Hackney Downs 0.5 Miles



Haggerston 0.6 Miles





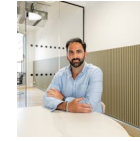
Accommodation

Name	sq ft	sq m	Availability
Ground	424	39.39	Available
1st	490	45.52	Available
1st - Office	540	50.17	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Rates	£13.01 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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