



## TO LET

**Colour House, Bentley  
Road, Dalston, London,  
N1 4BY**

1,087 sq ft

A former paint  
warehouse studio to rent  
with mezzanines on the  
ground floor of this  
impressive building



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## Description

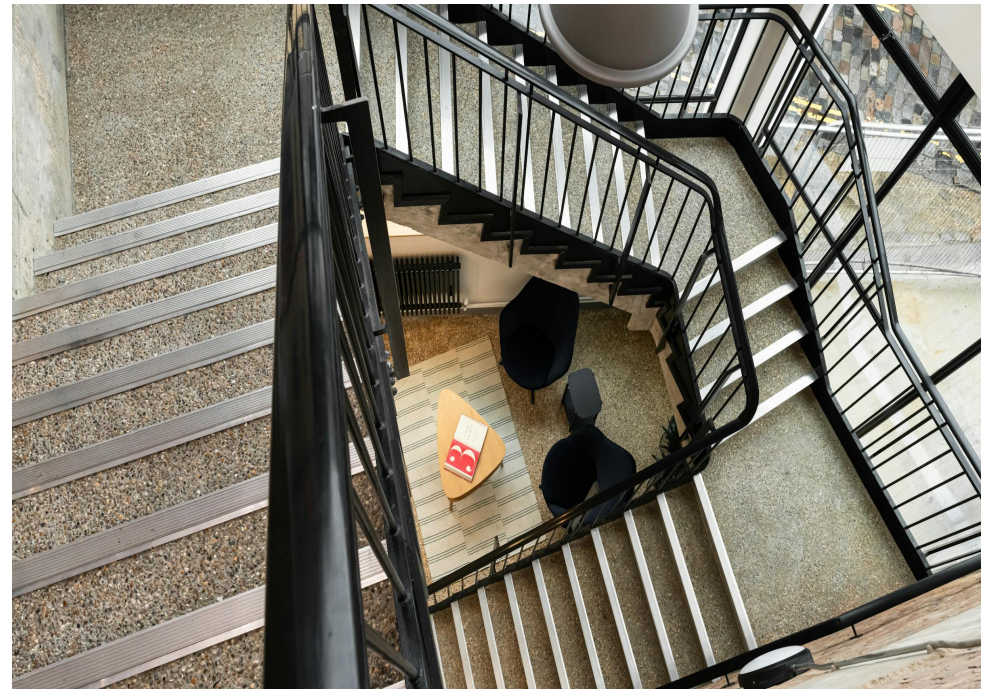
An amazing opportunity to be apart of a new creative community. The studio units at Colour house come with a variety of use classes and sizes, something for everyone.

Concrete flooring with built in meeting rooms and a mezzanine floor with timber floorboards adding to the contemporary modern warehouse aesthetic. Being on the ground floor the studios would be perfect for any retailer or office user.

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## Key points

- Ground floor Studios
- Timber Floors
- Built in meeting rooms
- Mezzanine floor
- Modern stylish aesthetic
- Private cycle racks outside each unit



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## Location

Perfectly situated for a creative working environment, Colour House is just a short distance from Central London. Opposite Dalston Junction and a four minute walk to Dalston Kingsland Station. Colour House has great connections into the City of London and the West End.

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## Transport Links



Dalston Junction 0.1 Miles



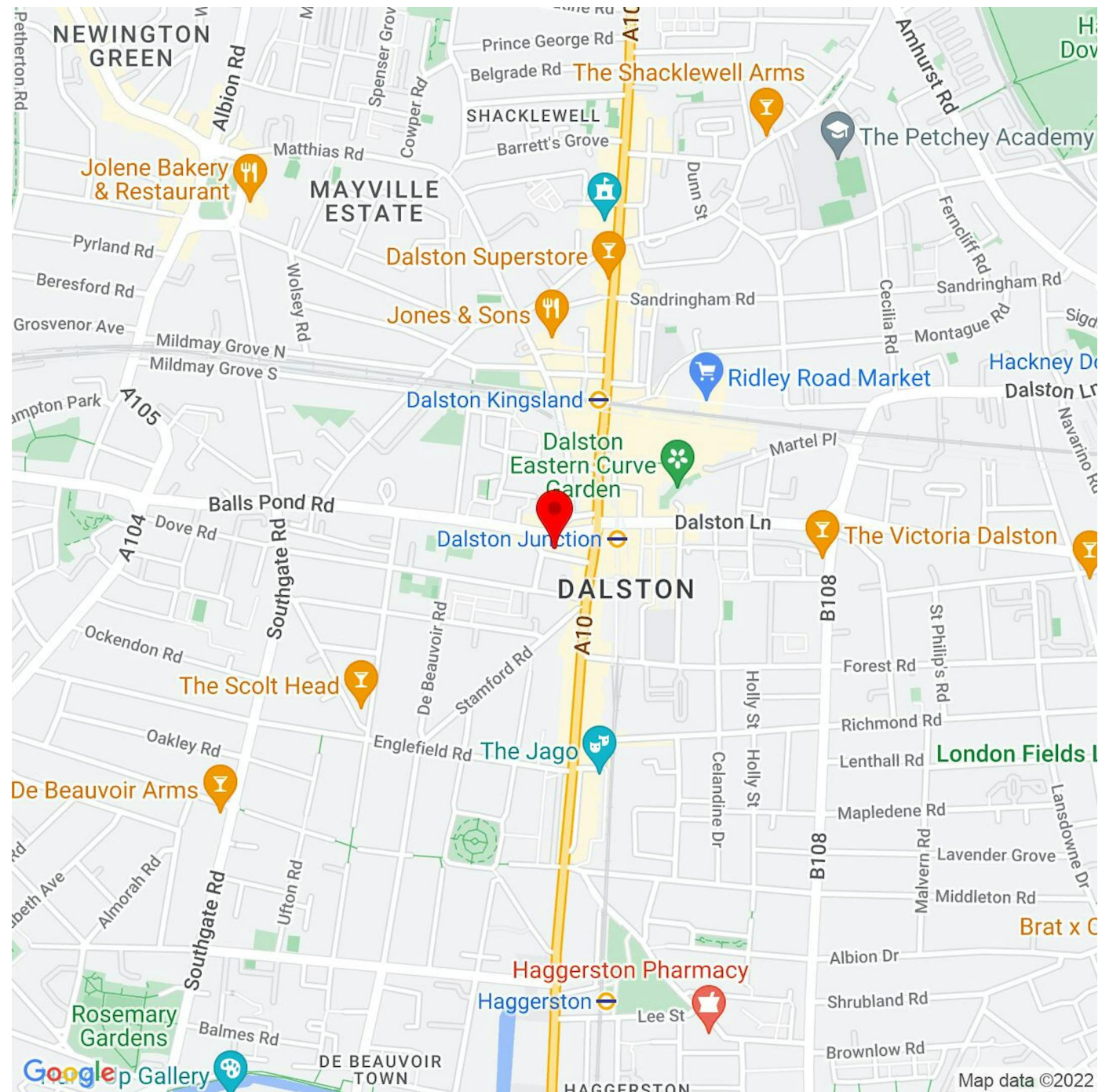
Dalston Kingsland 0.2 Miles



Haggerston 0.5 Miles



Canonbury 0.7 Miles





## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 2	1,328	123.38	Let
Ground - Unit 3	1,646	152.92	Let
Ground - Unit 4	1,562	145.11	Let
Ground - Unit 5	1,563	145.21	Let
Ground - Unit 6	1,065	98.94	Let
Ground - Unit 7	1,087	100.99	Available

## Viewing & Further Information



**Harry Mann**  
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**Alex Zeckler**  
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## Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	£14 per sq ft estimated
Service Charge	On application
VAT	On application
EPC	On application

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