



# OFFICES TO LET DALSTON

154 DALSTON LANE, DALSTON LONDON E8 1NG

## Location:

The subject property is well located on Dalston Lane between Dalston and Hackney Central in a new build development with 7 residential units above.

The development is well positioned with great transport links, both Dalston Junction (Overground Services) and Hackney Downs Station (Overground and National Rail Services) are located a short walk away.

## Rent:

£20 per sq. ft. per annum exclusive.

## Service Charge:

Upon application.

## Accommodation:

The unit(s) are arranged over Ground and First Floor and have the following approximate gross internal areas:

**Office 1 (Ground Floor): 495 sq. ft. (46 m<sup>2</sup>)**

**Office 2 (Ground Floor): 867 sq. ft. (80.5 m<sup>2</sup>)**

**Office 3 (First Floor): 1,189 sq. ft. (110.5 m<sup>2</sup>)**

**Office 4 (First Floor): 845 sq. ft. (78.5 m<sup>2</sup>)**

## Amenities:

- Lift
- W/C and shower rooms
- Kitchenette
- Bike Store



## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

## Lease:

The premises are available by way of a new lease with terms to be agreed.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

