



## 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



---

## Description

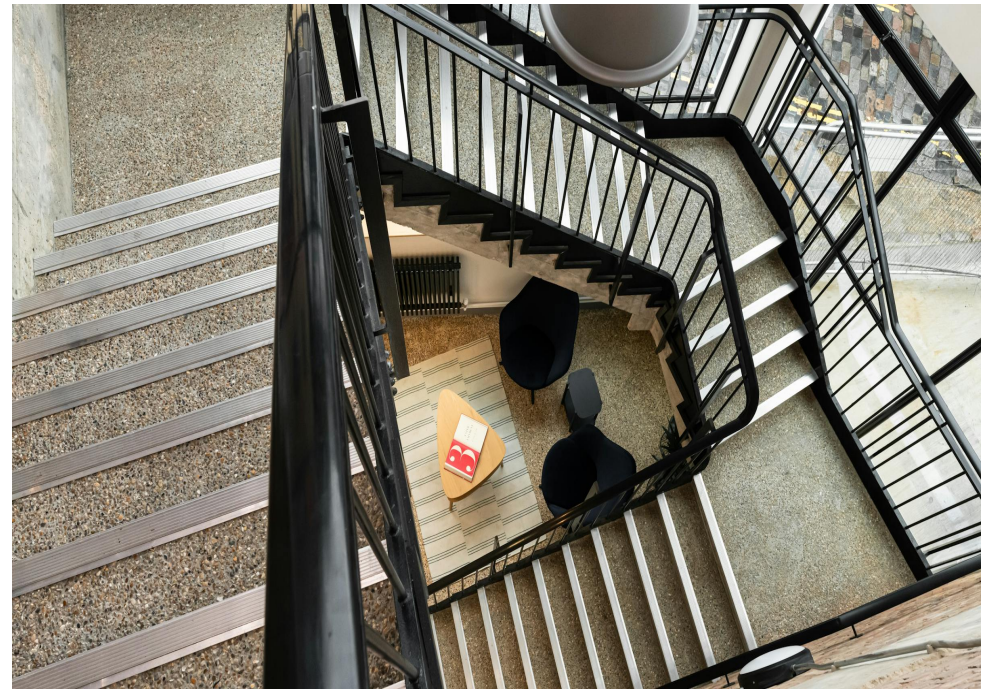
An amazing opportunity to be apart of a new creative community. The studio units at Colour house come with a variety of use classes and sizes, something for everyone.

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.

---

## Key points

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



---

## 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.

---

## Transport Links



Dalston Junction 0.1 Miles



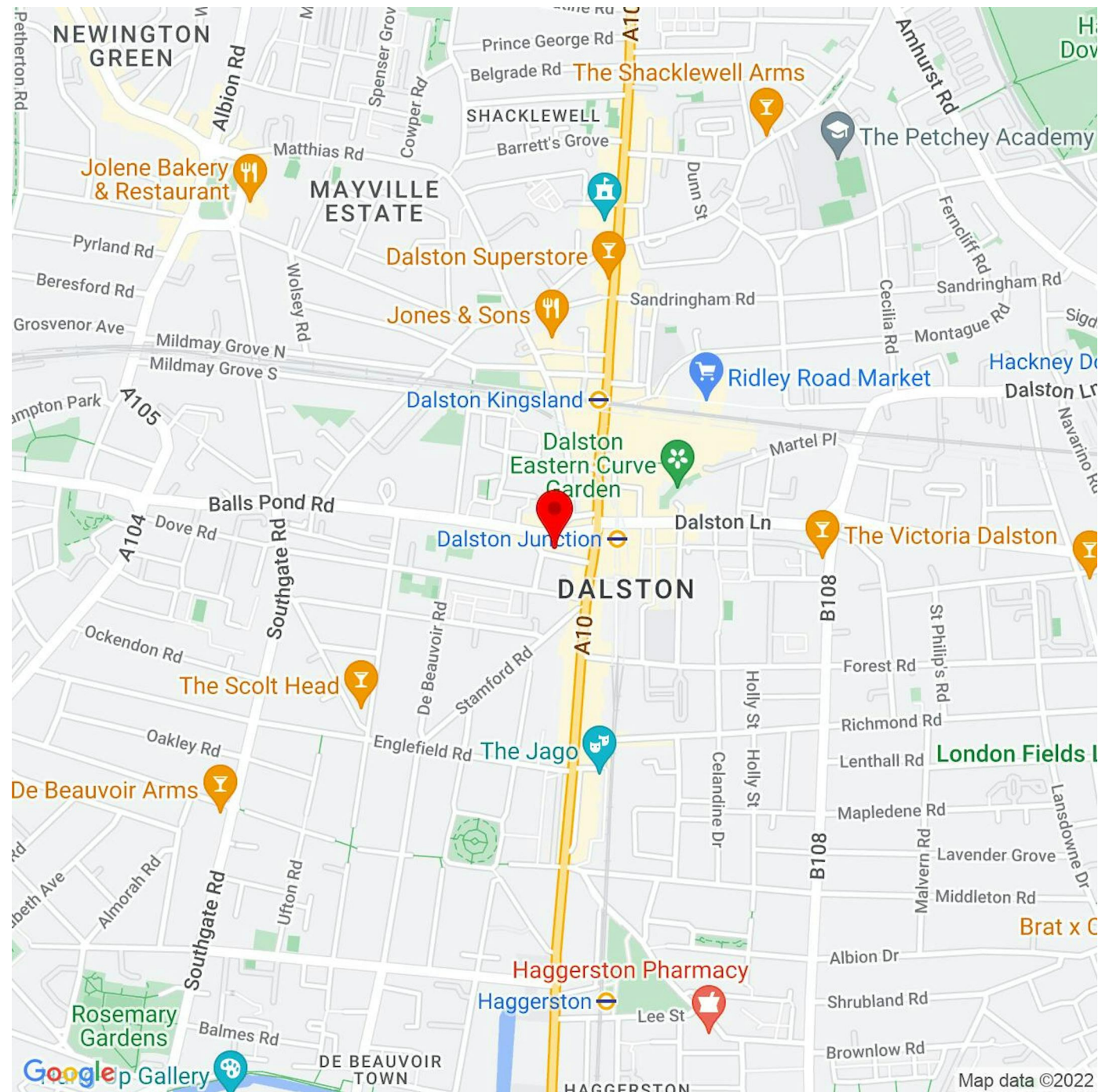
Dalston Kingsland 0.2 Miles



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**  
020 3967 0103  
hmann@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com

## 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

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 23/07/2025