

DALSTON SQUARE



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2x E-CLASS UNITS AVAILABLE

DALSTON

Over the last 5 years Dalston has been transformed one of London's trendiest locations. Situated in the London Borough of Hackney, Dalston is a cultural hotspot with a diverse and vibrant restaurant offering, along with a music and nightlife scene to rival the best of anywhere in London. Along with the **Vortex Jazz Club**, other well known Dalston venues include the **Rio Cinema**, **Three Sheets**, **Birthdays** and the **Arcola Cinema**.

Dalston is also home to the **Ridley Road Market** which has been operating since the end of 1880s. Ridley Road Market is one of the most vibrant in East London, with over 150 stalls offering a diverse range of goods, it plays an important part in Hackney's history and heritage.

Flanked by Stoke Newington in the north, and Hoxton and Shoreditch to the south, Dalston is considered one of the most desirable places for those working in the creative and technology industries. Occupational demand is strong, with tenants attracted to this vibrant and affordable alternative to the City.



AREAS OF INTEREST

- | | | |
|------------------------|--------------------|-------------------------|
| 1. Rio Cinema | 5. Brick Lane | 9. Hackney Empire |
| 2. Geoffrey Museum | 6. Broadway Market | 10. Ridley Road Market |
| 3. Hoxton Square | 7. London Fields | 11. Hackney Fashion Hub |
| 4. Spitalfields Market | 8. Hackney Museum | 12. Victoria Park |

CONNECTIVITY

Dalston benefits from excellent connectivity across London, with Dalston Junction Overground seeing 5.68 million passengers through the station annually, and a further 5.55 million through Dalston Kingsland.

Dalston Junction → 5 mins → Highbury & Islington → 8 mins → The West End

Dalston Junction → 21 mins → Canary Wharf

Dalston Junction → 19 mins → Liverpool Street

Additionally, 11 separate bus routes serve Dalston providing approximately 100 buses an hour at peak times.



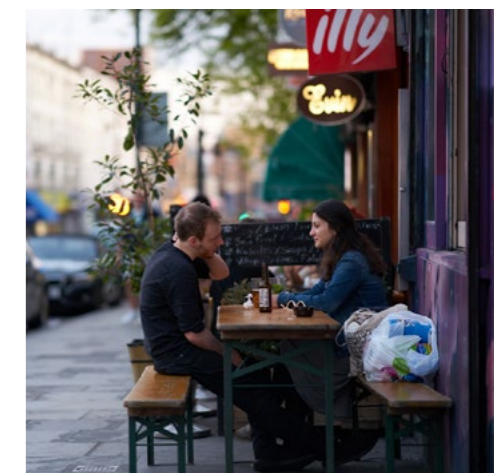


SITUATION

Situated in the heart of Dalston, Dalston Square is located directly next to Kingsland Road and is integrated into Dalston Junction Station, whilst having Dalston Kingsland Station a few hundred metres away.

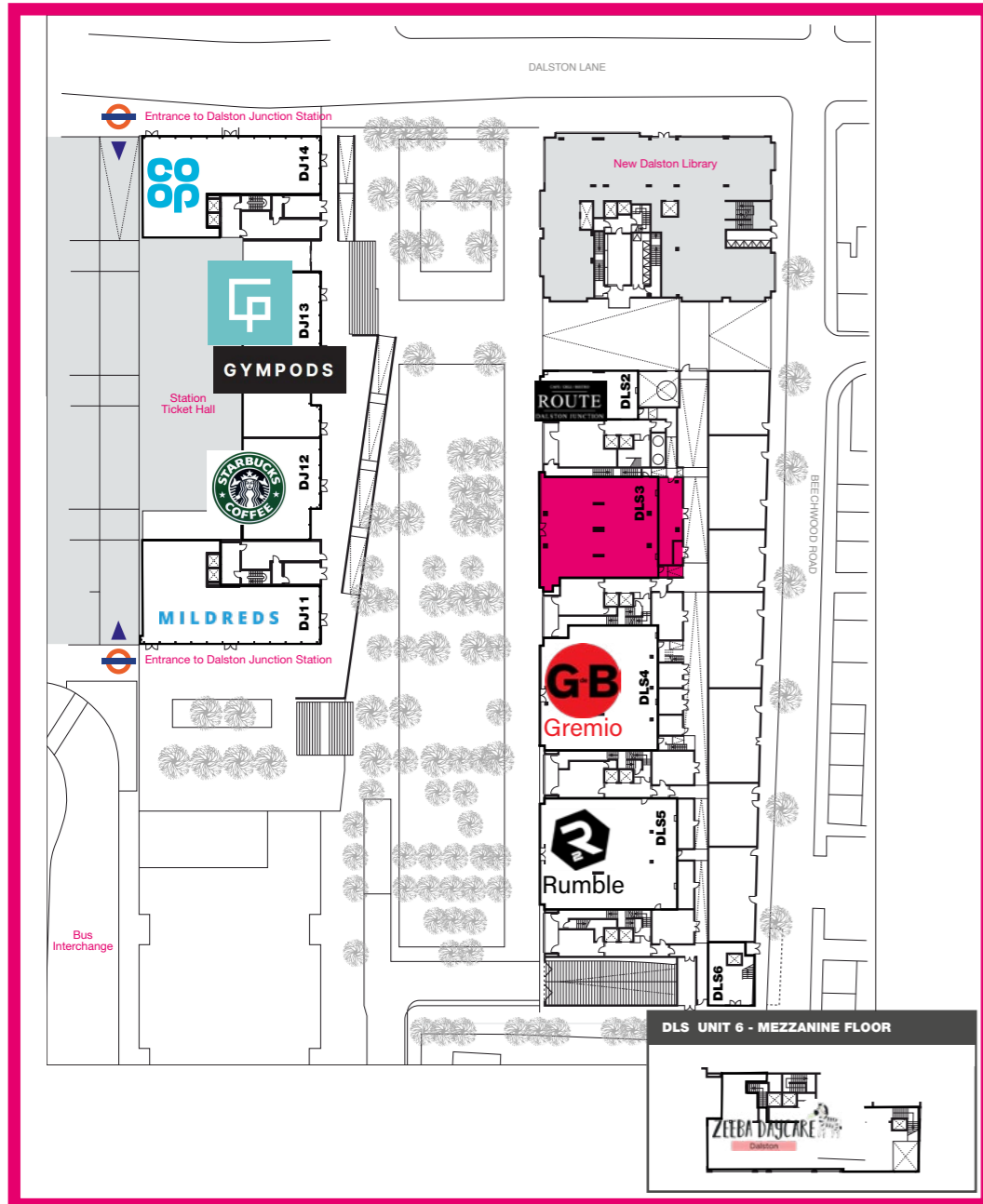
Centred around a landscaped square (the largest in Hackney), the development comprises a mixed use residential and commercial development, providing 533 residential apartments and 9 commercial units. Existing traders include the likes of **Mildreds, Cafe Route, Gym Pods, Starbucks and Rumble.**

Our client is looking to re-align Dalston Square by creating an exciting new tenant line up that brings new and exciting brands in to the area that compliments Dalston's current mix and Dalston Square itself. Dalston Square provides an opportunity for new occupiers to tap into and benefit from a strong residential, office, and cultural catchment in the local area, while also boasting excellent transport connectivity and existing well established food scene. Dalston Square is aiming to create a vibrant and new destination in East London.





North



■ Under Offer
 ■ Available

↓ 19 mins to Liverpool Street
 South

AVAILABLE UNITS

UNIT	OPERATOR	SQ FT	SQ M
UNIT DJ11	Mildreds	3,415	317.26
UNIT DJ12	Starbucks	2,000*	468.88
UNIT DJ13	Gympods	3,047*	283.08
UNIT DJ14	Co-Operative	3,596	334.08
UNIT DLS2	Cafe Route	1,167	108.42
UNIT DLS3	Available	3,132	290.97
UNIT DLS4	Available - Subject Vacant Possession	3,575	332.13
UNIT DLS5	Rumble	3,921	364.27
UNIT E6	Zeeba Day Care	4,045	375.79
TOTAL		27,898	2,874.88

* subject to final measurements

TERMS

A new effective full repairing and insuring lease for a term to be agreed.

Available units are currently subject to vacant possession.

RENTS

Individual unit rents are available upon request.

ACCOMMODATION

Each unit is arranged over ground floor only with access to rear service corridor. Handover condition varies for each specific unit – please enquire for more details.

EPC

Available on request.

SERVICE CHARGE

Service charge approximately £2.50 per sq ft based on the existing service charge budget. Further details on application.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



CONTACT

Viewing strictly by prior appointment with the sole agents:

CF
Commercial
020 3370 4334

ALEX LOWRY

alex@cfcommercial.co.uk

07801 966 825

Catherine Johnson

catherine@cfcommercial.co.uk

07386 740 192



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