



**TO LET**

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

966 sq ft

Fully Fitted Creative Studio/Office in Dalston



**VIDEO TOUR**

[stirlingackroyd.com](http://stirlingackroyd.com)



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## Description

The unit provides a creative warehouse feel throughout with an abundance natural light creating a calming environment. Offered as a newly refurbished office/studio space in a prominent location close to Dalston Junction Station. The studio has been fully refurbished with new flooring, modern kitchens and toilets.

All combining to offer the perfect space for creative companies looking for studio space as well as office space.

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## Key points

- First Floor Office
- Modern Stylish Aesthetic & Fantastic Natural Light
- Fully Fitted Creative Workspaces
- Offered Across 996 sq ft
- Newly Renovated Office/Studio Space
- Prominent Location Close to Dalston Junction Station



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## 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.

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## Transport Links



Dalston Junction 0.1 Miles



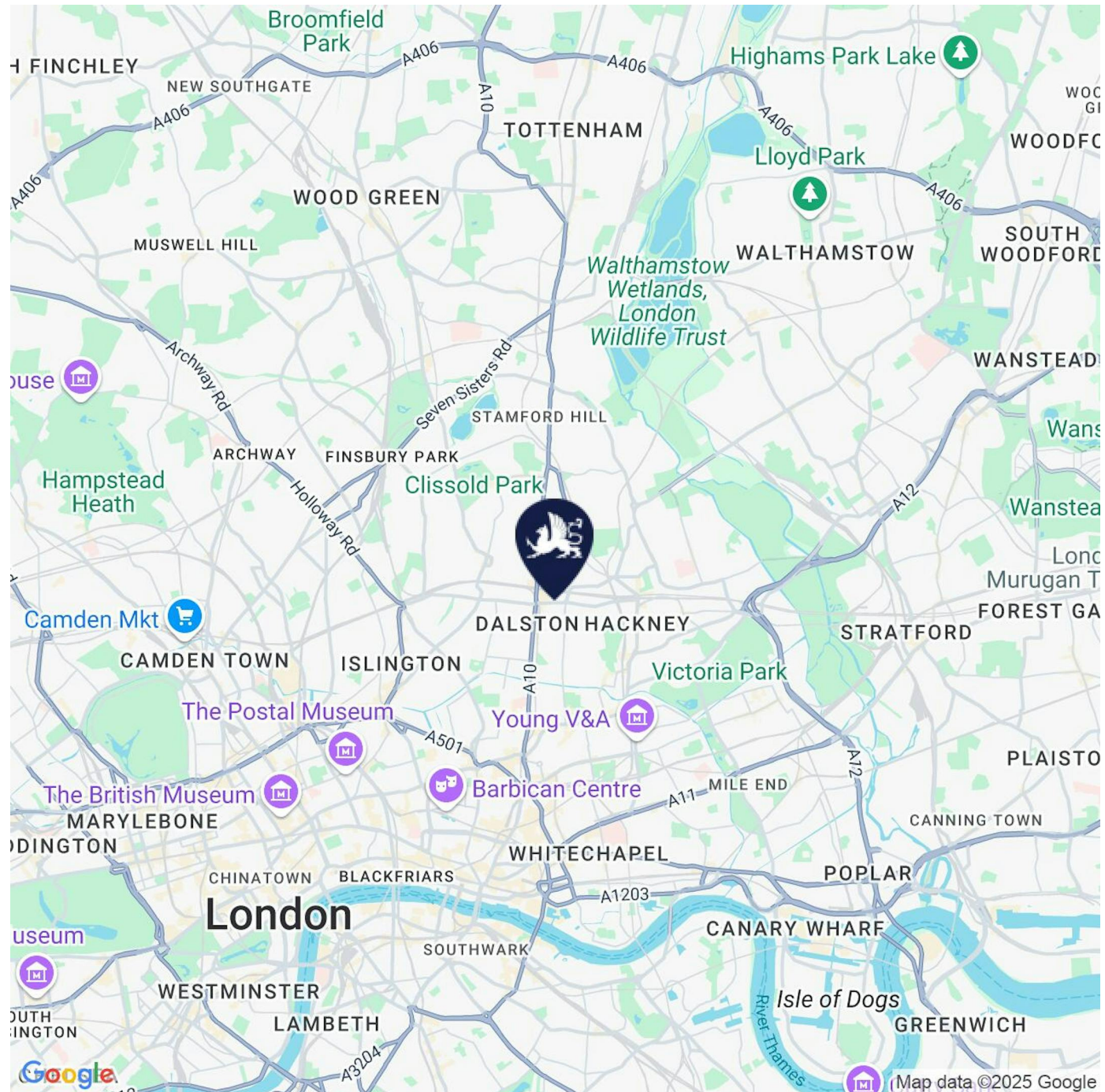
Dalston Kingsland 0.2 Miles



Hackney Downs 0.5 Miles



Haggerston 0.6 Miles





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## Accommodation

| Name         | sq ft | sq m  | Availability |
|--------------|-------|-------|--------------|
| 1st - Office | 966   | 89.74 | Available    |

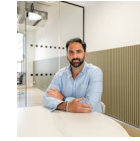
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## Rents, Rates & Charges

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £19,320 per annum |
| Rates          | £13.01 per sq ft  |
| Service Charge | On application    |
| VAT            | On application    |
| EPC            | On application    |

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## Viewing & Further Information



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