

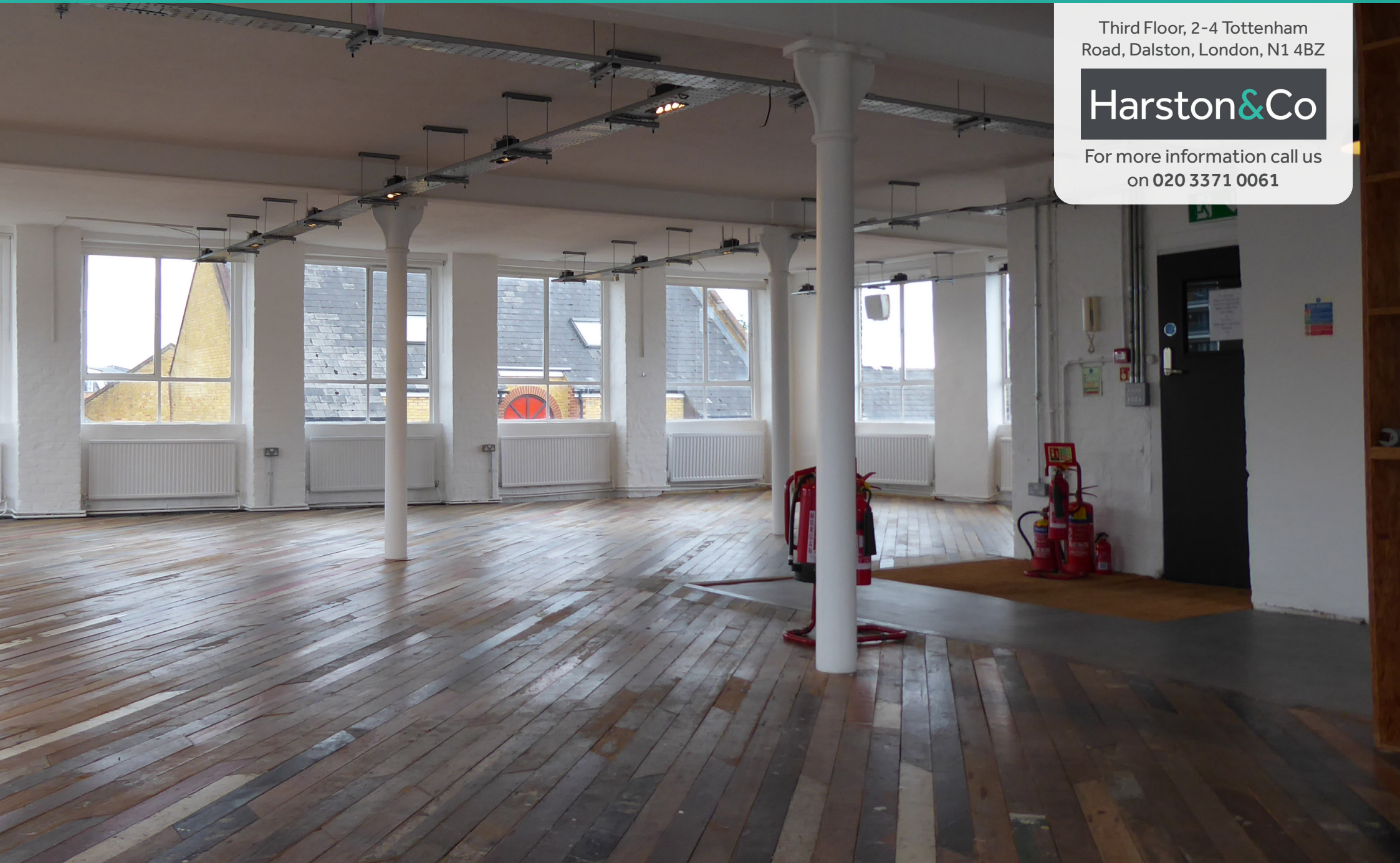
Office - Dalston, N1

TO LET

Third Floor, 2-4 Tottenham
Road, Dalston, London, N1 4BZ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Third-floor self-contained office unit in the heart of Dalston, London, N1
- Approximately 1,618 square feet (150.3 square metres)
- Available with a new lease and no premium
- EPC Rating - E

Location

The property is located on Tottenham Road, Dalston, N1 between the junctions of Kingsland Road (A10) and Bentley Road. The building is 1.3 north of Shoreditch and 2.1 miles north of Bishopsgate. Numerous bus routes serve the area well with many routes going into the City of London via the A10 which is just metres away. Dalston Junction station is 3 minutes' walk away (0.1 miles) and is on the Overground West Croydon to Highbury & Islington line. Dalston Kingsland Overground Station is also only a 5-minute walk away (0.2 miles) and has a regular service to Stratford which has a journey time of 15 minutes (according to TFL). The area is now well renowned for its diversity of independent restaurant and cafes and has many national retailers as well as a street market and the Kingsland Shopping centre all within 0.3 miles.

Please note all times and distances given are approximate only.

Description

The office space is on the third floor of this four-storey building and measures approximately 1,618 square feet (150.3 square metres) on a net internal basis. This open plan area has many potential uses such as a workspace, studio or offices, all subject to obtaining the appropriate consents. There are many large windows on all sides of the property allowing for lots of light throughout and the unit also benefits from a service lift for goods, separate male and female WCs and kitchenette. The main entrance is located through a secure passageway to the left of the building with 24-hour access and phone entry system.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £16,250

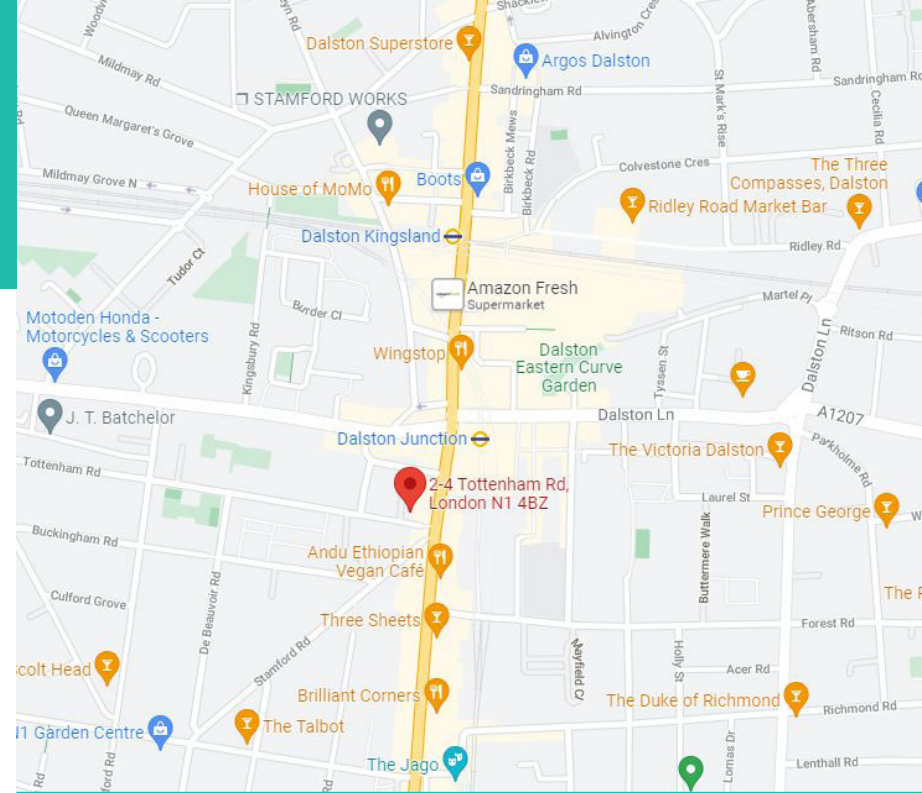
2021/22 UBR: 49.9p/£

Payable Amount: £8,108.75

Figures are provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Hackney Business Rates Department.

Terms

The property is available with a new FRI lease at £45,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£45,000 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

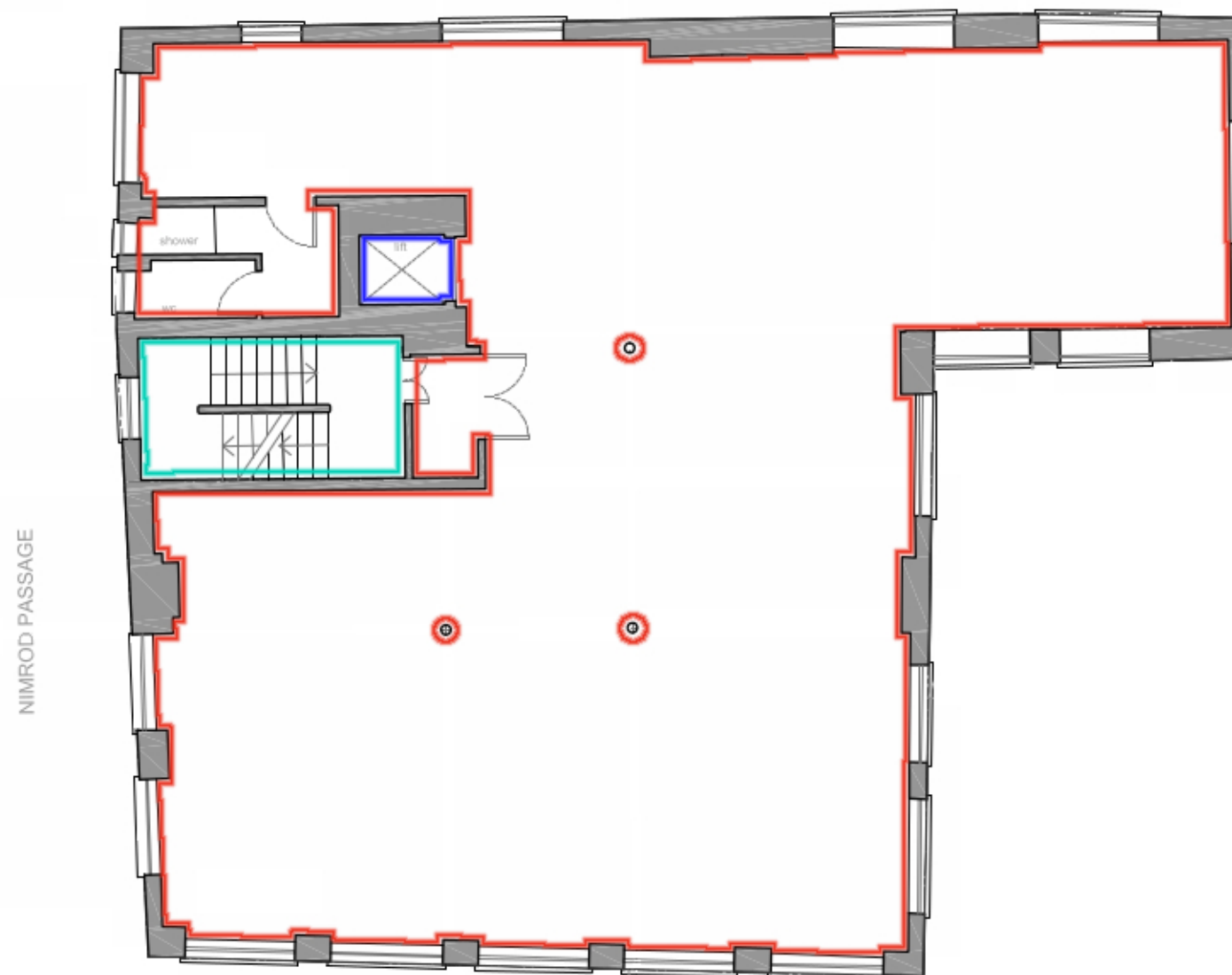
info@harstonandco.co.uk

[in](https://www.linkedin.com/company/harstonandco) [tw](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Third Floor, 2-4 Tottenham Road, Dalston, London, N1 4BZ

[harstonandco.co.uk](https://www.harstonandco.co.uk)

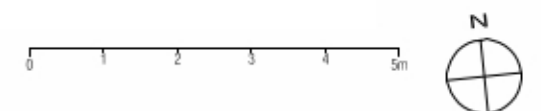


NIMROD PASSAGE

TOTTENHAM ROAD

2-4 Tottenham Road
Dalston, London N1 4BZ

- Red outlined area shows the demise of the property
- Blue outlined area is strictly for the transportation of goods only
- Green outlined area is communal



THIRD FLOOR PLAN