

# Ground Floor Commercial Unit - Dalston, N1

TO LET

2 Nimrod Passage, Dalston,  
London, N1 4BU

**Harston&Co**

For more information call us  
on 020 3371 0061





## Highlights

- Ground floor open plan unit in the heart of Dalston, London, N1
- Suitable for a range of uses subject to appropriate consents being obtained
- Approximately 1,500 square feet (139.33 sq m)
- Available with a new lease and no premium
- EPC Rating - C

## Location

The property is located on Nimrod Passage off of Tottenham Road, Dalston, N1 between the junctions of Kingsland Road (A10) and Bentley Road. The building is 1.3 miles north of Shoreditch and 2.1 miles north of Bishopsgate. Numerous bus routes serve the area well providing access into the City of London via the A10 which is just metres away. Dalston Junction station is a 3 minute 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 restaurants 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

A ground-floor open plan unit benefitting from gas central heating, lighting already installed, kitchen, WC and separate shower room. The property measures 1,500 square feet (139.33 square metres). It would be suitable for a range of uses subject to obtaining the appropriate consents.

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

## Business Rates

All interested parties are advised to make their own enquiries with the London Borough of Hackney Business Rates Department.

## Terms

The property is available with a new FRI lease at £28,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£28,000 per annum

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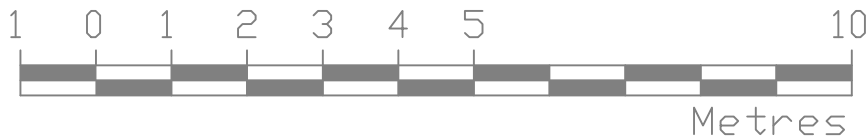
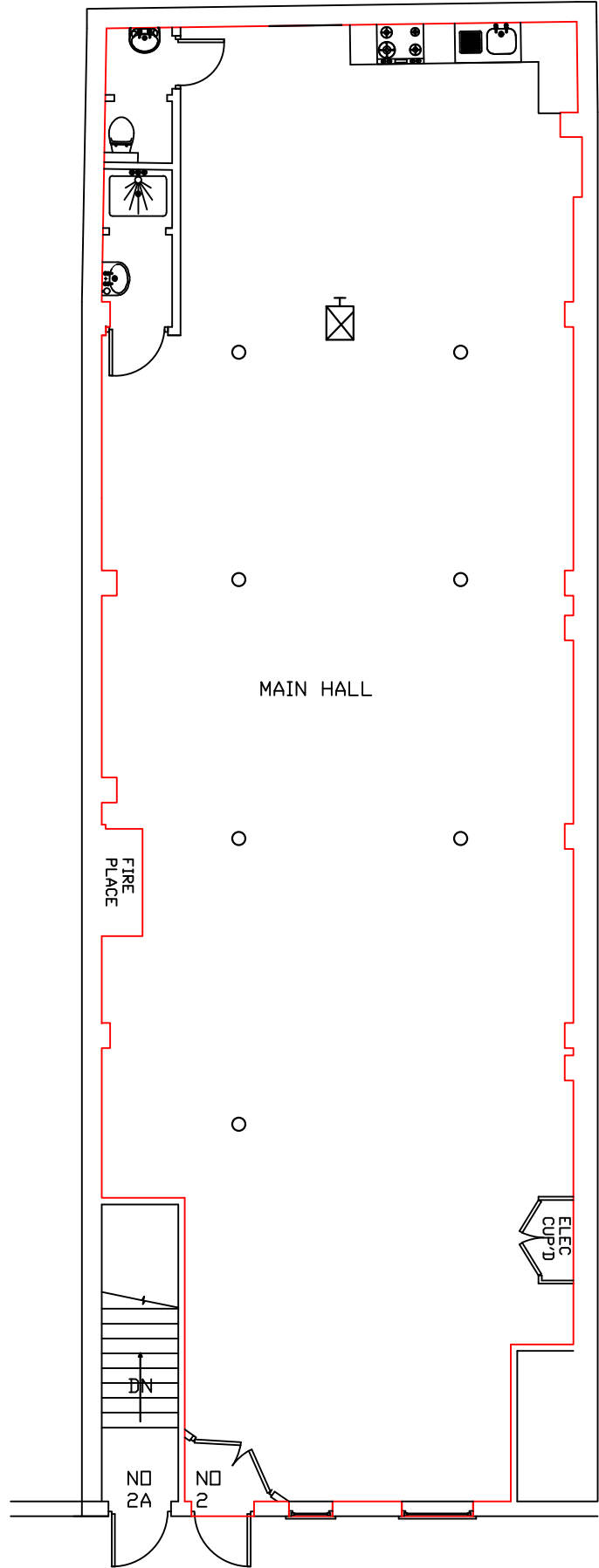
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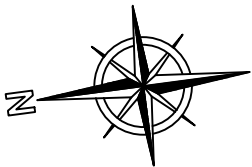
GROUND FLOOR PLAN



Metres



EXTRACT FROM ORDNANCE SURVEY @ 1:500,  
SHOWING LOCATION OF DEMISE



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Date: 13th March 2019

Drafted by:  
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Project: Lease/ Title plan

Property details:  
Ground floor premises  
2 Nimrod Passage  
London  
N1 4BU

Scale 1:100@A3

Drawing No:NP-2A/01

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