

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 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-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, 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

2023 Rateable Value: £31,250

UBR (2025/26): 49.9p/£

Rates Payable: £15,593.75

These figures have been 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



Rent:

£25,000 per annum

Harston&Co

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

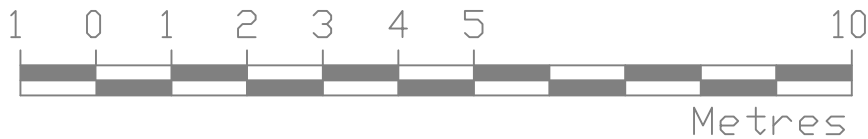
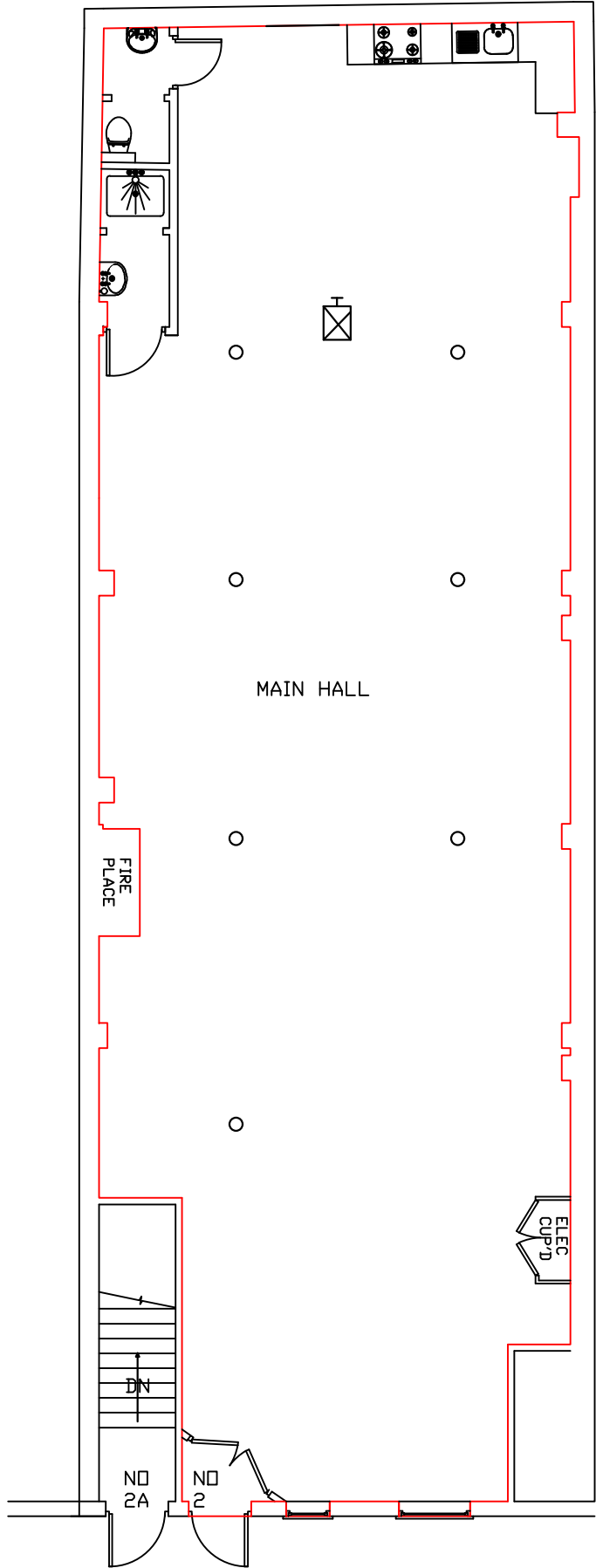
020 3371 0061

info@harstonandco.co.uk

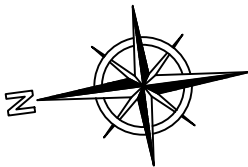
[@harstonandco](https://www.instagram.com/harstonandco)

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.

GROUND FLOOR PLAN



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



AJK DRAWING
SERVICES LTD

AJK Drawing Services Ltd.
73 Penrhyn Avenue
London E17 5BJ
tel 07985-425446
020 8527 6000
john.klement@ajk-surveying.com

Date: 13th March 2019

Drafted by:
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

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

Scale 1:100@A3

Drawing No:NP-2A/01

© AJK Drawing services Ltd