



2 NIMROD PASSAGE

LONDON, N1 4BU

£25,000 PER ANNUM
COMMERCIAL UNIT TO LET

- 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 square metres)
- Available with a new lease and no premium
- EPC Rating - C

Harston & Co

Location

The property is located on Nimrod Passage, off of Tottenham Road in Dalston, N1. The area is well-connected and benefits from strong footfall and transport links. Dalston 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.

The building is located between the junctions of Kingsland Road (A10) and Bentley Road, 1.3 miles 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 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).

Please note all times and distances given are approximate only.

Description

An open-plan commercial unit arranged over the ground-floor. The unit benefits 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

2026 Rateable Value: £23,250

UBR (2026/27): 38.2p/£

Rates Payable: £8,881.50

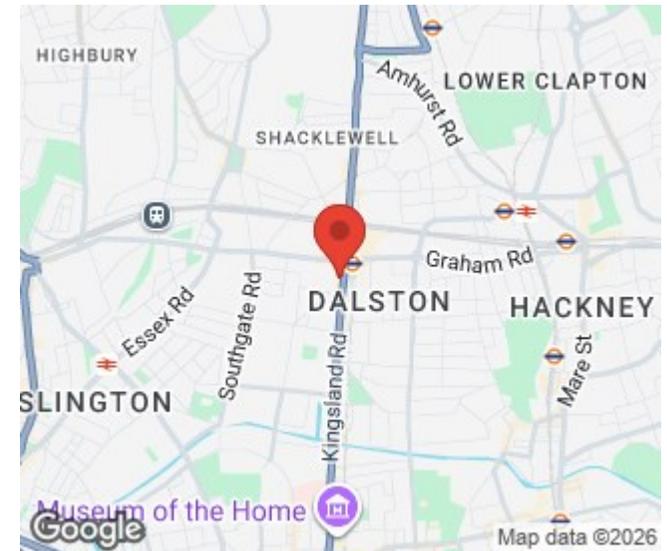
These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Hackney business rates department.

Terms

The property is available with a new 5-year lease to be excluded from the 1954 Landlord and Tenant Act at £25,000 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



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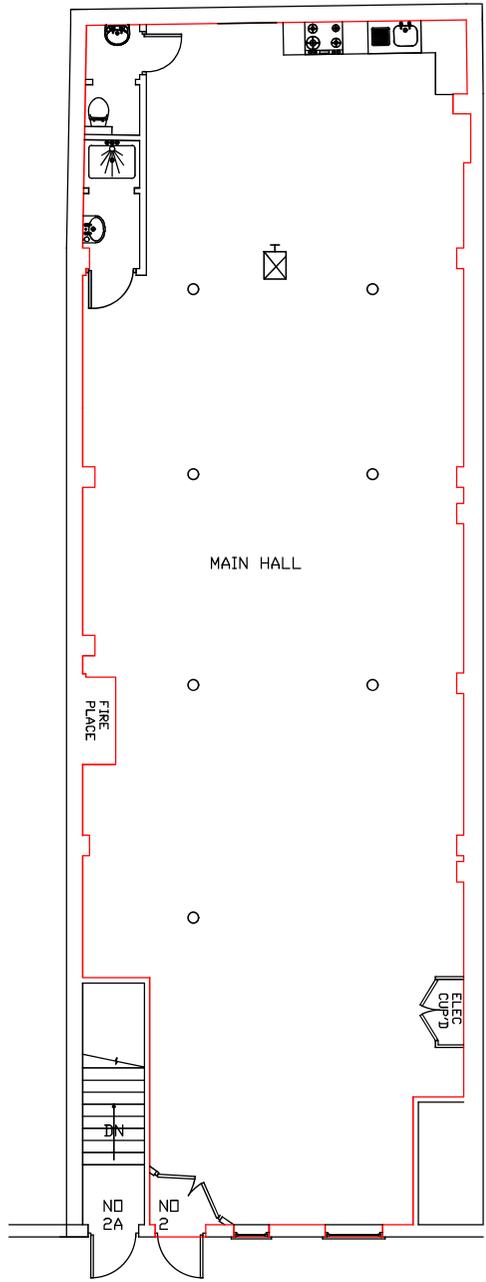
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Harston&Co
247 High Road
South Woodford
London
E18 2PB

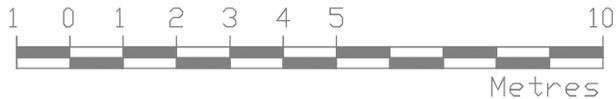
020 3371 0061
info@harstonandco.co.uk
[harstonandco.co.uk](https://www.harstonandco.co.uk)
[@harstonandco](https://www.instagram.com/harstonandco)

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GROUND FLOOR PLAN



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



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|  | 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 |
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