

# Dalston: Unique Occupier or Potential Redevelopment Opportunity

**The Old Tramshed, 449 Kingsland  
Road, London, E8 4AU**

10,104 - 12,689 sq ft  
938.66 - 1178.84 sq m

**TO LET/FOR SALE**



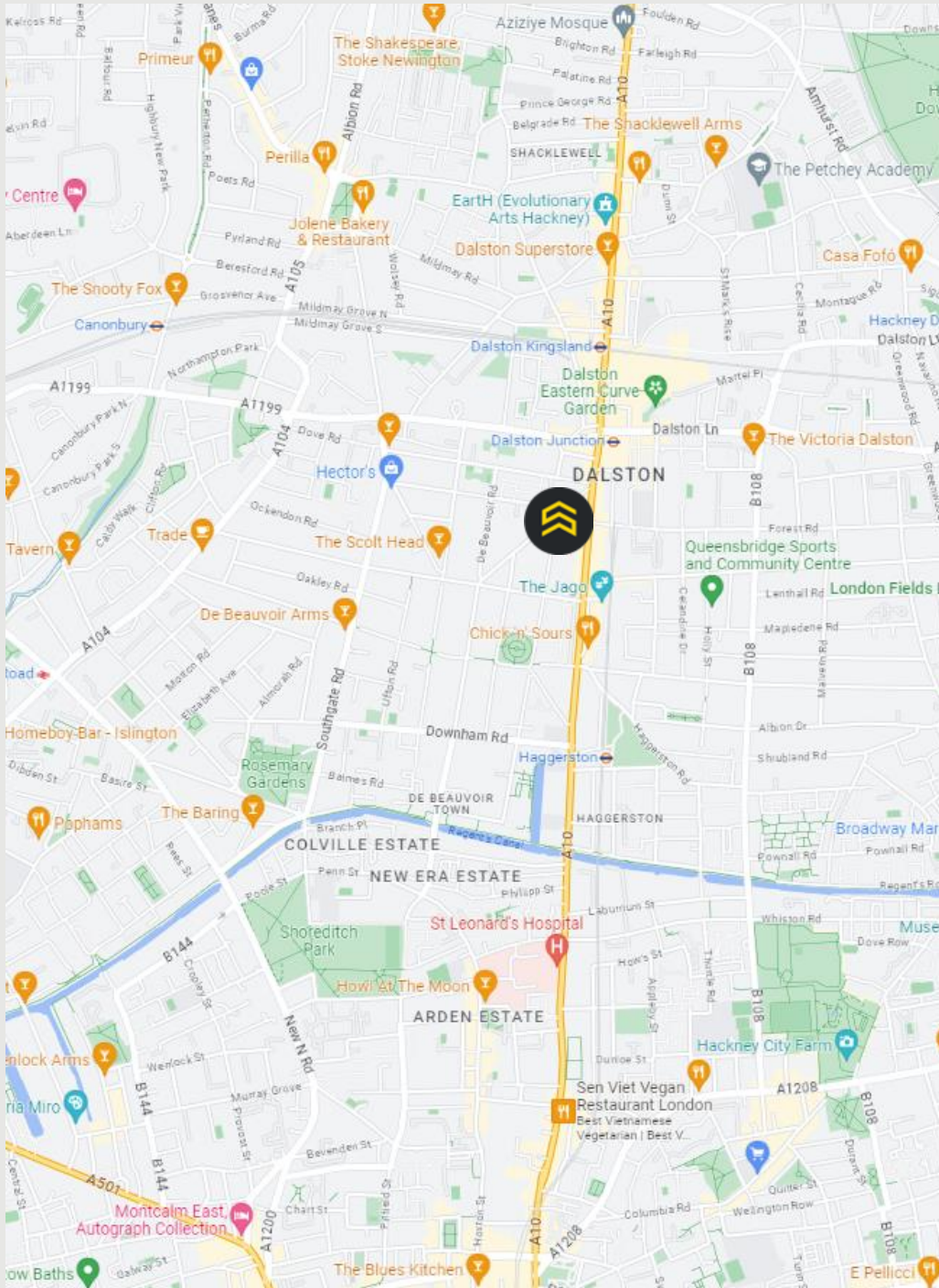
**Former Tramshed Arranged  
Over Two Floors used as a  
place of worship and  
Scope For  
Class E /Office/Leisure/  
Warehouse/ Showroom  
Uses.**

**Or Scope For  
Redevelopment. (subject  
to consents)**



- Close to the commercial & retail centre of Dalston
- Discrete location and private courtyard approach
- Open-plan accommodation
- Ceiling heights of 4.1m (ground floor) and 2.9m rising to 5.5m (first floor)
- Versatile space suitable for a broad range of uses - or redevelopment subject to consents
- Available For Rent or Freehold For Sale





## Description

A Victorian built former tramshed occupying a discrete position set back from Kingsland Road with the main entrance access via a driveway and gated courtyard approach from the road. There is a further driveway entrance serving the building that could be utilised for deliveries if required. The accommodation is arranged over ground and first floors, offering largely open plan accommodation with further meeting space and reception lobby on the ground floor. Currently occupied as a place of worship and for venue hire, the versatility and layout of the building makes it suitable for a range of uses including studio offices / makers space, leisure / fitness, education / training, dance / performance arts, showroom / dark supermarket / warehouse uses subject to consents.

## Location

Located a short walk south of the centre of Dalston and Dalston Junction overground station, mid way between Stamford Road and Englefield Road. Dalston is one of the most vibrant town centres in Hackney Borough with a diverse leisure and retail offer, and operators including Dalston Curve Garden, Pret A Manger, Pizza Union, The Dusty Knuckle Bakery, Allpress as well as Dalston Kingsland Shopping Centre and Dalston Square.



## Accommodation/Availability

Floor	Sq ft	Sq m	Price	Rent	Rates Payable	Service charge	Availability
Ground	5,410	502.56			TBC	N/A	
First	4,694	436.10			TBC	N/A	
<b>Total</b>	<b>10,104*</b>	<b>938.66*</b>	<b>£2,750,000</b>	<b>£200,000 p.a.x</b>			<b>Available</b>

\* Please note that in the event the building is leased, a further 2,585 ft<sup>2</sup> will be included within the lease demise (so 12,689 ft<sup>2</sup> total), which has been reflected in the quoting rent above.

## Planning

The building is in London Borough of Hackney. It is not Listed but falls within the De Beauvoir conservation area. The building is understood to have established community and religious worship use (falling within Class F1). Planning permission is also being sought for office use within Class E subject to retention of a small element of community use on the ground floor of the building. The building would also suit a wide range of alternative uses within Class E including workshop / creative / makers spaces, leisure / fitness, performance arts, showroom / warehouse, recording studio and educational / training uses subject to consents.

## Tenure

A new lease is available direct from the landlord. Alternatively, a freehold sale will be considered with full vacant possession.

## EPC

Band D

## VAT

Not applicable

## Configuration

Not fitted

## Contacts

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Generated on 26/07/2023





Existing Trashed Ground Floor Plan

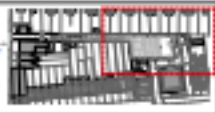
**FOR INFORMATION ONLY**

Notes:  
Do not scale. Report all discrepancies to architect immediately.  
All details to conform to current building regulations.  
When unusual risks are listed they are part of this drawing.  
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Unusual Risks

Rev:	D Planning	Date:	26/05/22
	E Revised Planning Update		07/03/23
	F Revised Planning Application		24/03/23

Key:  
1:500  
1:200  
1:100  
1:50  
1:25  
1:10  
1:5  
1:2  
1:1



Scale: 1:100

**A1**

MCASE  
Traveline Studios  
449 Kingland Road  
E8 4NU  
Date:  
27/03/2023

Title:  
Existing Trashed Ground Floor Plan  
Drawing Number and Revision:  
MCASES-X-632X-010F  
Drawn:  
SG  
Checked:  
OH

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11 Existing Trashed First Floor Plan



**FOR INFORMATION ONLY**

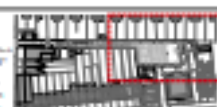
Notes:  
Do not scale. Report all discrepancies to architect involved early.  
All details to conform to current building regulations.  
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Unusual Risks:

Rev.	Description	Date
D	Planning	26/05/22
E	Revised Planning Update	07/03/23
F	Revised Planning Application	24/03/23

Date:  
26/05/22  
07/03/23  
24/03/23

Key:  
3.00m  
5.00m  
6.00m



Scale:  
1:100  
**A1**

MCASES  
Trainline Studios  
449 Kingland Road  
E8 4AU  
Date:  
27/03/2023

Title:  
Existing Trashed First Floor Plan  
Drawing Number and Revision:  
MCASES-X-02EX-020F  
Drawn:  
SG  
Checked:  
OH

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