



# Units 18 & 19, Springfield House, Dalston, London, E8 2LY



**TO LET**

Class E Retail / Leisure / Office

725 sq ft / 67.4 sq m

£29.50 per sq ft

# Ground floor studio space only moments from Dalston Junction Station



- . Demised WC and shower
- . Fitted kitchen
- . Central heating
- . Exposed brickwork
- . Crittal windows
- . LED lighting

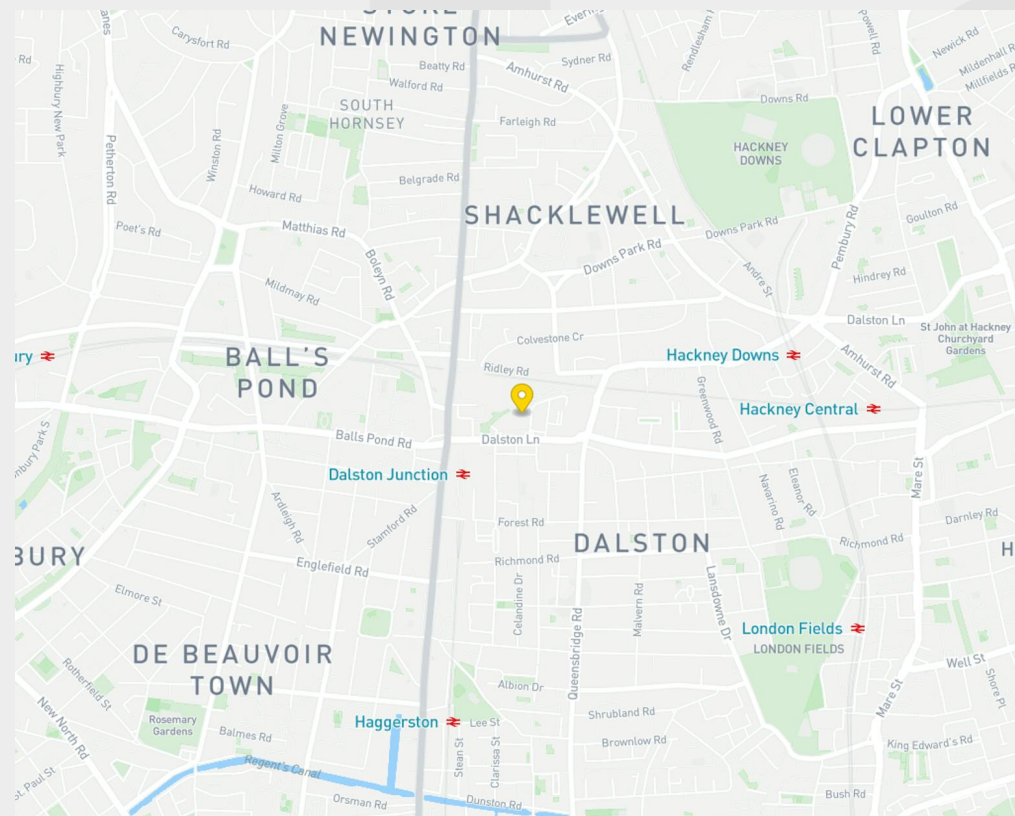


## Description

The available units are on the raised ground floor of this character office complex providing mainly open plan studio/office space with demised kitchenettes and WC's.

## Location

The development is located on Tyssen Street, close to where the junction meets with Dalston Lane. The immediate area comprises a mix of retail, office and residential property and there are several new build developments further enhancing the area. The area is well served by transport links with Dalston Junction Station (Overground Line) and Dalston Kingsland Station (Overground Line) within easy walking distance. There are also numerous bus routes serving the local area as well as the City and Islington.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 18	725	67.35	£29.50	On Application	n/a	Under Offer
Unit - 19	645	59.92	£29.50	On Application	n/a	Under Offer

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

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### Further Information

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