

# Units 5 & 6, 27 Downham Road, Dalston, London, N1 5AA

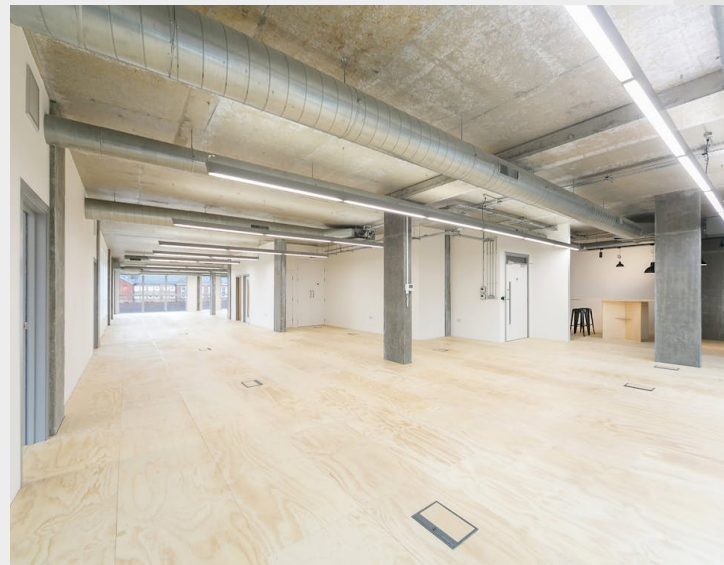
## TO LET

Office

1,631 to 3,631 sq ft / 151.5 to 337.3 sq  
m

£30 per sq ft

# Bright triple aspect office floor with great ceiling height



- Fibre connection to floor (tenant to take on service)
- 3 meeting rooms and 2 Zoom rooms
- Comfort cooling / heating and fresh air ventilation
- Cat 6a to floor boxes and accessible raised floor
- Showers and secure cycle parking

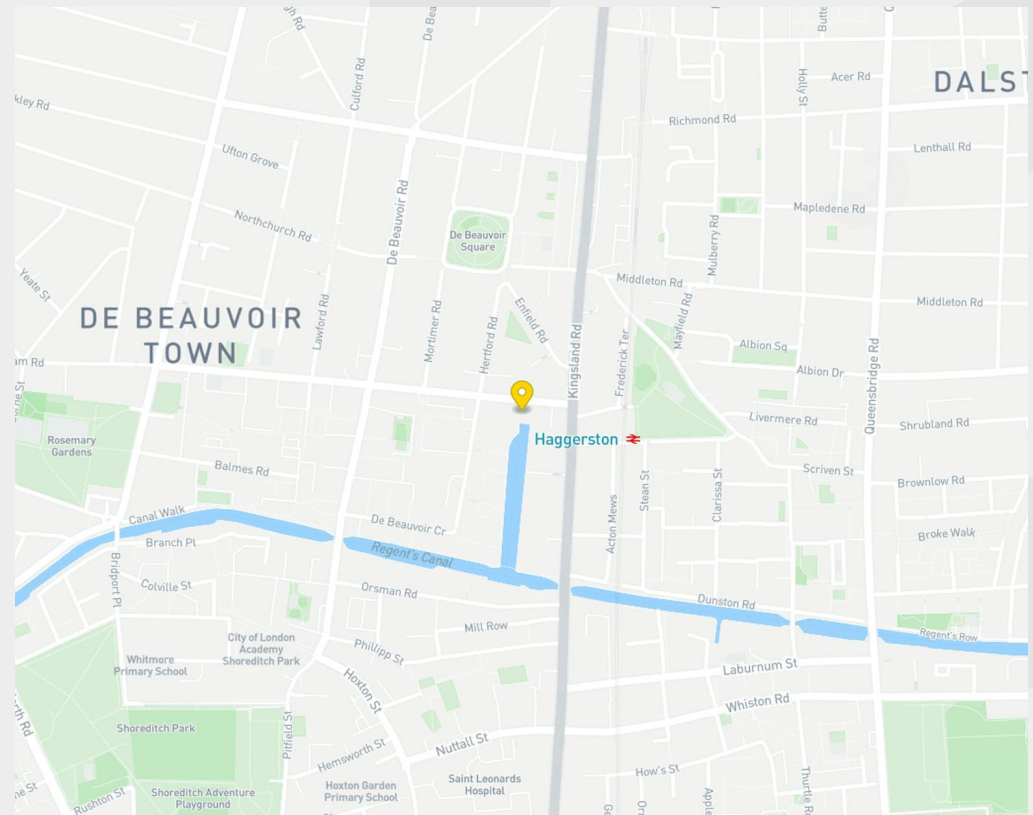


## Description

The space on the third floor benefits from great natural light from three aspects. The office has a comfort cooling / heating and fresh air ventilation systems installed. Within the space there is a kitchen, wooden floors and an exposed concrete ceiling. The office building is accessed via a well presented entrance lobby with a passenger lift and stairs serving all floors. There is secure bicycle parking on the ground floor and shared toilets and shower on all floors.

## Location

The modern building is located on Downham Road, close to its junction with Kingsland Road and within easy walking distance of the amenities of Dalston Town Centre and the Regents Canal. The building is located a couple of minutes from Haggerston Overground Station and there a multiple bus routes on Kingsland Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
3rd - Unit 5	1,631	151.5	£30.00 per sq ft	£14 /sq ft	£4.50 /sq ft	£6,591.96	Available
3rd - Unit 6	2,000	185.8	£30.00 per sq ft	£14 /sq ft	£4.50 /sq ft	£8,083.33	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier

07583037559

tom.schwier@strettons.co.uk

Luke Marioni

07811651752

luke.marioni@strettons.co.uk



### Further Information

[View on Website](#)

[Floor Plans](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 20/02/2024