



## TO LET

**Colour House, Bentley Road, Dalston, London, N1 4BY**

1,195 sq ft

A selection of work spaces on first to third floors of this impressive building in the heart of Dalston



**VIDEO TOUR**

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## Description

Open-plan creative work space with an abundance of natural light. Situated in the heart of Dalston, this contemporary modern property offers three floors of open-plan CAT A office accommodation. The third floor has recently been fully fitted to include kitchen, breakout area, 24 workstations and two meeting rooms.

Each floor has two 'superloo' unisex WCs, use of meeting room on the second floor and use of the communal roof terrace at third floor. The floors can be taken individually or as a whole.

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## Location

Perfectly situated for a creative working environment, Colour House is just a short distance from Central London. Opposite Dalston Junction and a four minute walk to Dalston Kingsland Station.

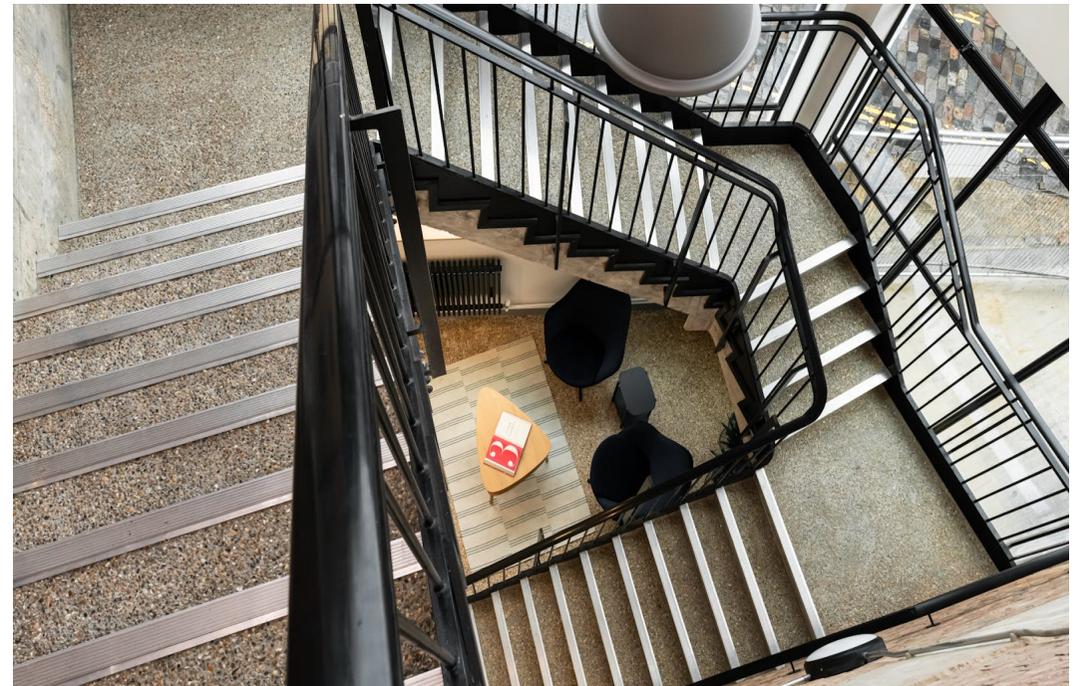
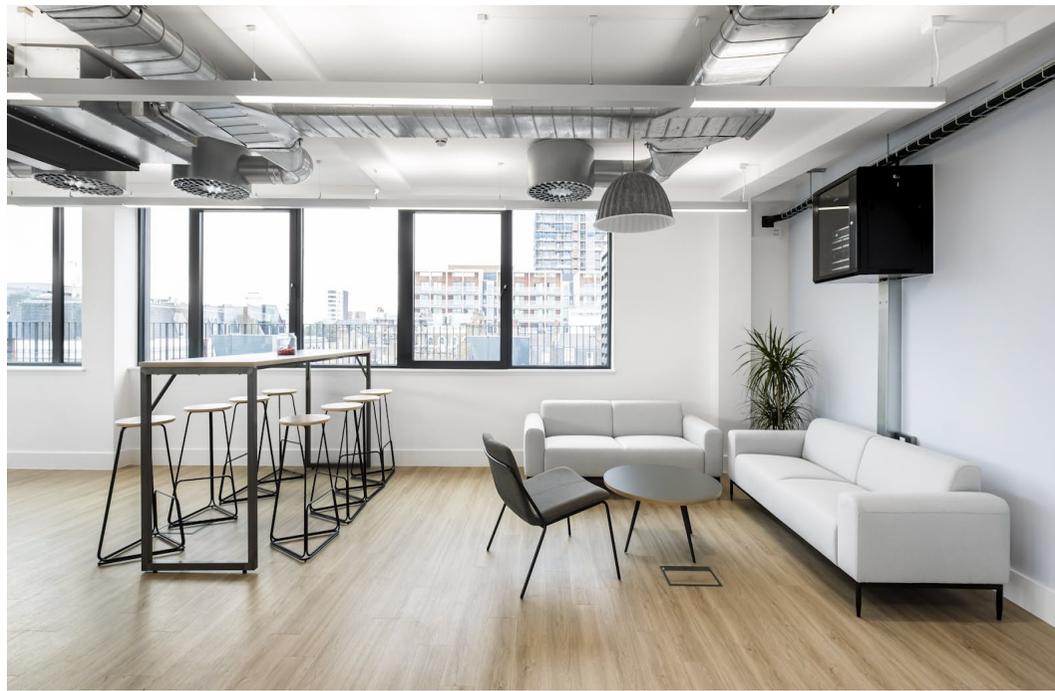
Colour House has great connections into the City of London and the West End.

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## Key points

- First floor - 1,195 square feet
- Third floor fully fitted with 24 workstations
- Open plan offices
- Outdoor space
- Concrete feature staircase
- Cycle storage
- Showers
- Third floor includes kitchen and breakout area





## Rents, Rates & Charges

Lease	New Lease
Rent	£35.00 per sq ft
Rates	£14.75 per sq ft Estimated rates
Service Charge	£4.08 per sq ft
VAT	To be confirmed
EPC	B (37)

## Viewing & Further Information



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