

**LOWER GROUND GYM
(E CLASS)
OPPORTUNITY**

**RIDLEY ROAD
DALSTON
E8**

5,586 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Situated within the Ridley Road Market, this is situated on the lower ground floor within the original indoor Ridley Road Market Warehouse building.

The space is self-contained and would be of significant interest to multiple Gym, Yoga, gaming and postproduction operators benefiting from E Class Use

AMENITIES



Shell & Core



Excellent Transport Links



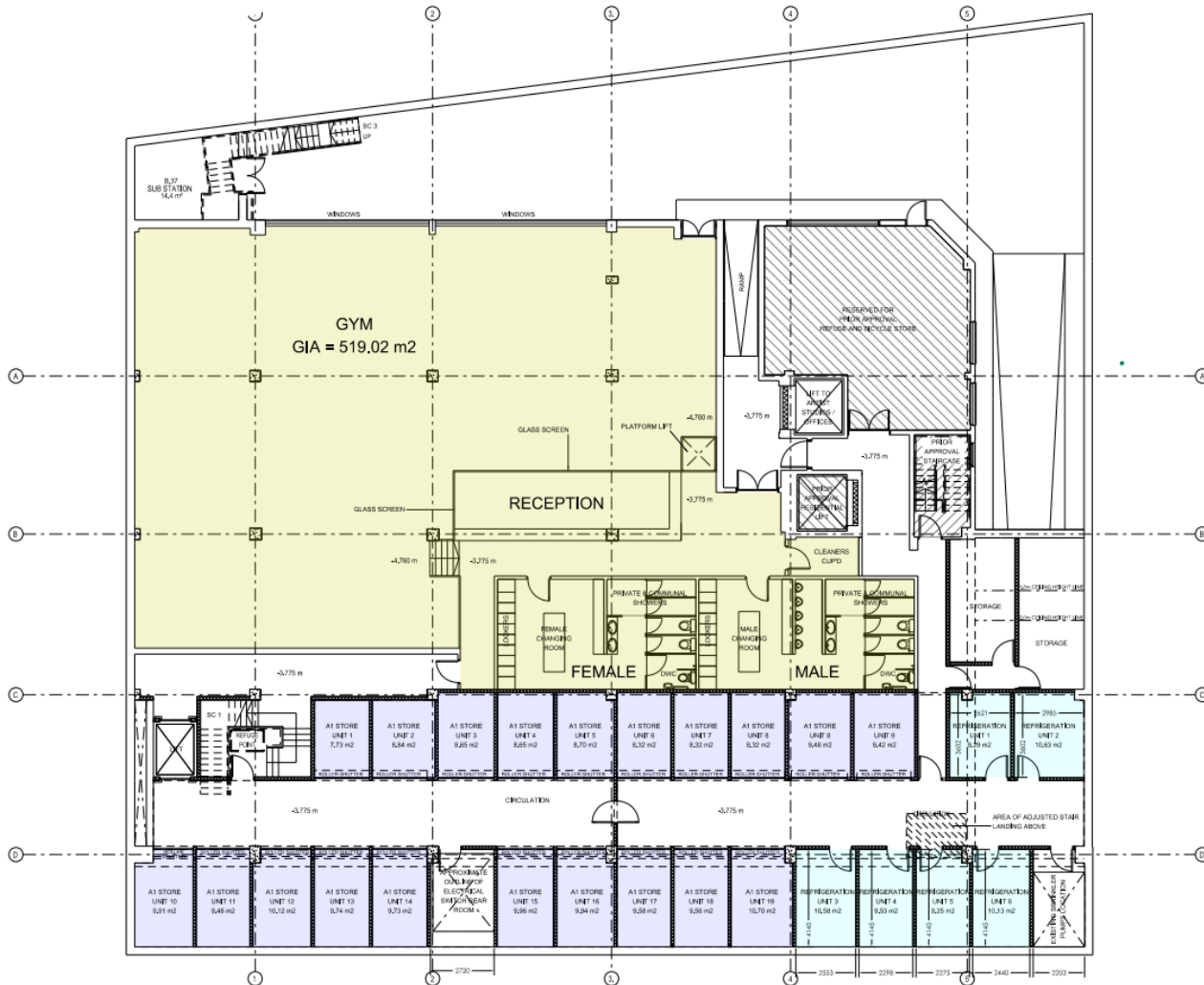
Courtyard / Loading



Great Floor to Ceiling
Heights

BRAND NEW LOWER GROUND GYM OPPORTUNITY IN DALSTON





LOCATION

The property is situated in the heart of Dalston on Ridley Road, one of East London's most vibrant fringe locations.

The property is located within walking distance to several renowned amenities including The Diner, Street Feast Dalston Yard and Dalston Eastern Curve Garden.

AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT(PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|----------|--------------|-----------|------------|-------------|----------------------|-------------|
| LG Floor | 5,586 | Available | £17.90 | TBC | TBC | £8,333 |

TRANSPORT

DALSTON JUNCTION

Overground

HACKNEY DOWNS

Overground

DALSTON KINGSLAND

Overground

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available January 2024

VAT

VAT is applicable

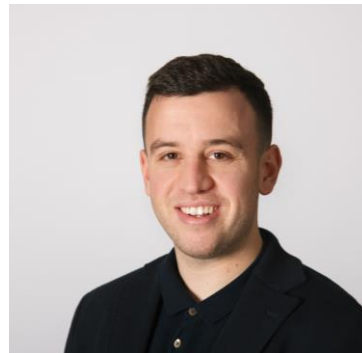
VIEWINGS VIA SOLE AGENTS

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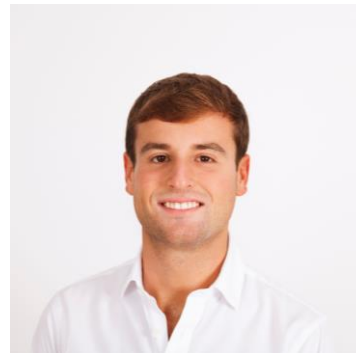
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