

**BRAND NEW MEDIA
STYLE OFFICE UNITS
FOR RENT**

**DALSTON WORKS
E8**

2,846–5,692 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



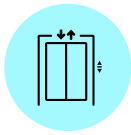
DESCRIPTION

This brand-new mixed-use development currently offers up to 5,700 sq ft of fully fitted media style offices. The units have been beautifully designed to provide a range of amenities, including an on-site gym operator. The floors would be of strong interest to a range of creative and media occupiers.

AMENITIES



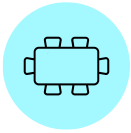
EXCELLENT NATURAL LIGHT



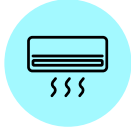
LIFT



COURTYARD



MEETING ROOMS



AIR CONDITIONING



BIKE RACKS



FULLY FITTED



EXCELLENT TRANSPORT LINKS



SHOWERS

FULLY FITTED MEDIA STYLE OFFICE SPACE IN DALSTON





TRANSPORT

Dalston Junction - 6 mins



Dalston Kingsland - 7 mins



Hackney Downs - 10 mins

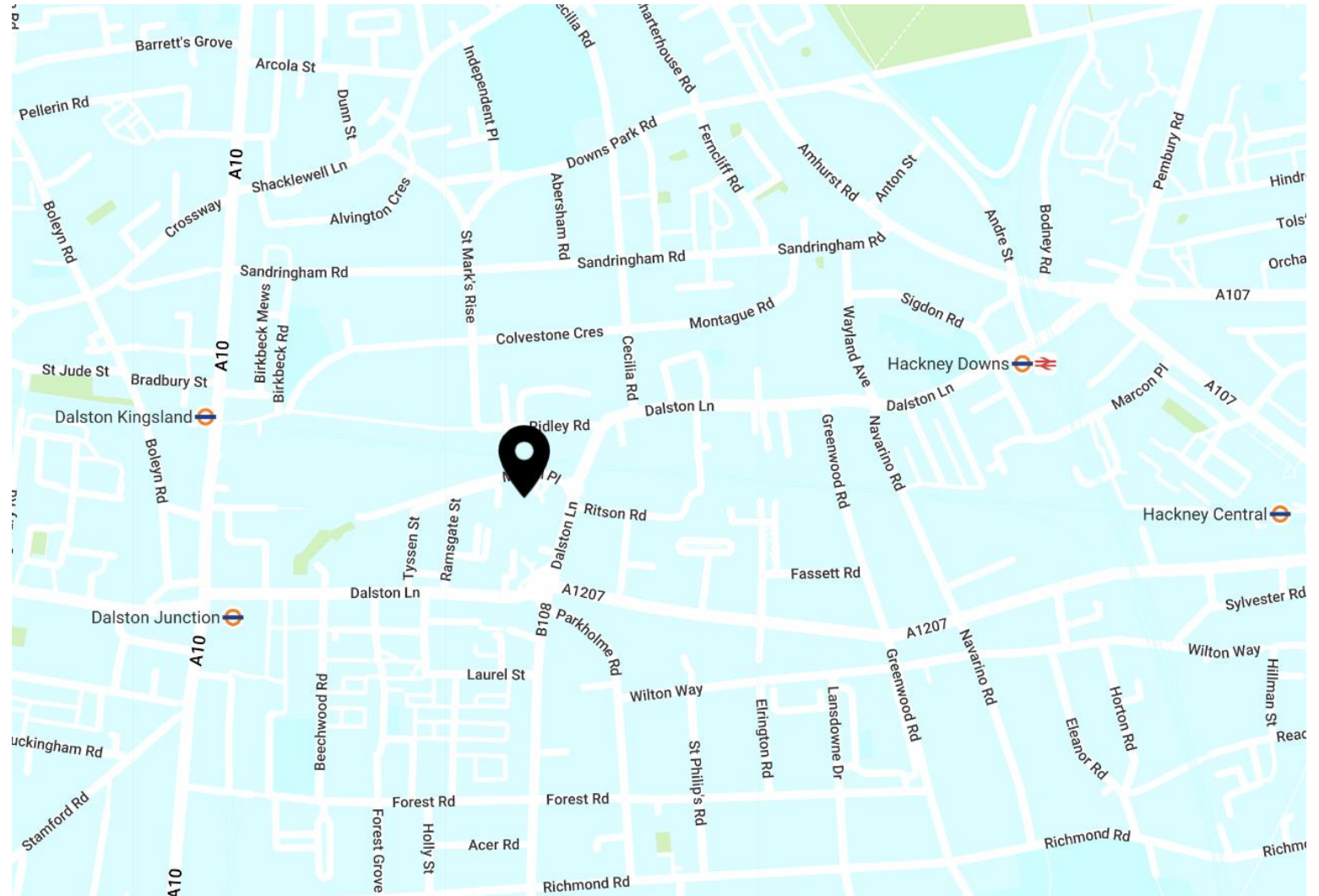


AREA

The property is situated at 5 Martel Place, just off of Dalston Lane and is within easy walking distance to multiple stations on the London overground line.

The property enjoys the convenience of renowned local establishments including CrossFit Dalston, Allpress Coffee, Little Duck Picklery and Dusty Knuckle Bakery.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	MONTHLY RENT (PCM)
1 st Floor	2,846	Available	£12,332.66
3 rd Floor	2,846	Available	£12,332.66

LEASE

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

TIMING

Available Immediately

CONTENT



RATES

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

VAT

VAT is applicable

MONTHLY RENT

Includes rates and service charge but exclusive of utilities

VIEWINGS VIA JOINT SOLE AGENTS

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