



26-28 Ramsgate Street, London, E8 2NA

A large open plan modern office space over ground and first floor with lift access, close to Dalston Kingsland shopping centre and Station

- Separate ground and first floor offices
- Suspended ceiling with incorporated AC and lighting
- Lift access available to first floor space
- Available immediately on a new lease

Summary

Available Size	3,889 sq ft
Rent	£60,000 per annum
Rates Payable	£44,032 per annum We have estimated this value based on independent assessments. We recommend the ingoing tenant make further enquiries.
Rateable Value	£86,000
EPC Rating	D (82)

Description

The property is located within a mixed use high rise block with residential flats above. There is an independent ground floor office with the same access as the first floor office space. We are letting them together but could consider separate agreements. Both spaces are open plan and relatively modern and ready to move into. There is air conditioning throughout, WC's and kitchen facilities as well as a potential bike storage cupboard. There is also a disability lift from the ground to first floor. The spaces are available immediately.

Location

The property is located on the corner of Ramsgate Street and Tyssen Street overlooking the rear parking of the Kingsland Shopping Centre. Less than 5 minutes away is access to Kingsland High Street (A10) and the Overground Stations of Dalston Kingsland and Junction. Its also less than 1 mile away from Hackney.

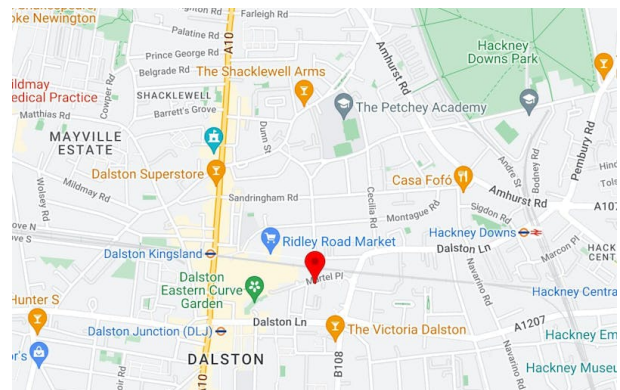
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	1,140	105.91
First floor area	2,749	255.39
Total	3,889	361.30

Legal Costs

Each party to bear their own legal costs incurred in this transaction and the applicant is to provide an undertaking for abortive legal costs should they withdraw from the transaction for any reason.



Viewing & Further Information

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

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