

TO LET

**Prominent Double-fronted Class E
Commercial Unit**

983 sq. ft. (91 m²)

**74-76 DALSTON LANE TERRACE,
London E8 3AH**



- Excellent transport links
- Security shutters
- Vibrant parade

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com



LOCATION

Dalston Lane occupies a prominent position on a vibrant main thoroughfare leading towards Dalston Junction, close to its junction with Queensbridge Road. The property is well served by public transport, with Dalston Junction station (Windrush line) approximately 0.2 miles to the west and Dalston Kingsland station (Mildmay line) around 0.3 miles further along Dalston Lane. Highbury & Islington station, providing access to the Victoria line, is also within easy reach. The area is well serviced by numerous bus routes serving the immediate vicinity.

DESCRIPTION

The property forms part of a recently re-developed Georgian terrace comprising 10 commercial units. It is currently arranged to provide a mix of open-plan sales accommodation, office space and storage, with DWC facilities located to the rear. The unit benefits from a prominent double-fronted frontage, suspended ceilings incorporating recessed LED lighting, and gas-fired central heating.

ACCOMMODATION

Total: **983 sq. ft. (91 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£43,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Hackney for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band B.

LEGAL FEES

Incoming tenant is to bear the landlords legal and professional fees.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Kieran Conlan

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Ben Collins

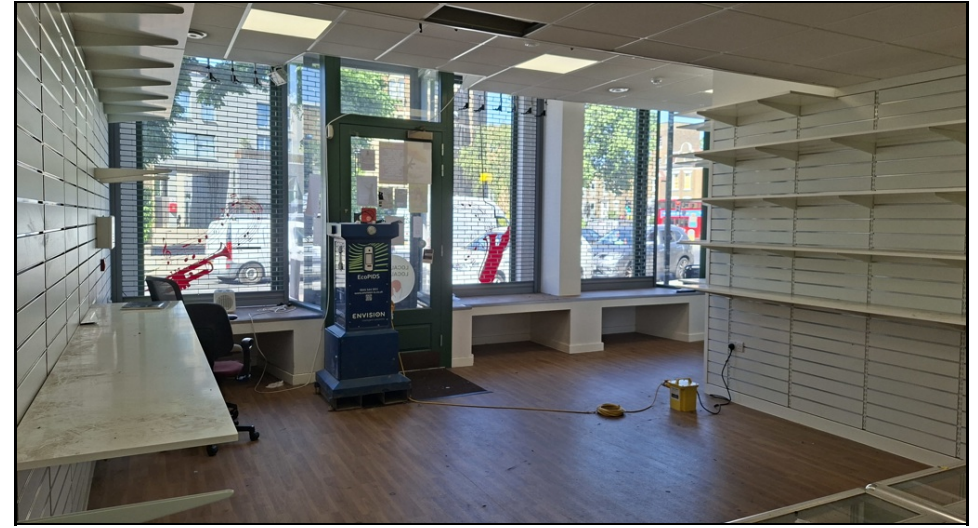
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