

NEW GROUND FLOOR B1 OFFICE DEVELOPMENT

No.1 DUNN STREET, HACKNEY E8

PRE-LET/PRE-SALE OPPORTUNITY

1,880 SQ FT (175 SQ M)



LOCATION:

Dunn Street is located just off the Kingsland High Street stretch of the A10, between Arcola Street and Shacklewell Lane.

The premises are a short walk from the food and retail facilities of the High Street and a short walk from Dalston Kingsland train station. Nearby bus routes provide services to Waterloo, Bromley-by-Bow, Finsbury Park, and London Bridge, Hackney Wick, Edmonton Green, Wood Green, Tottenham and locations in between.

DESCRIPTION:

The premises are available either **for sale at £295,000** or **to let at a quoting rent of £26,500 p.a.**, subject to specification and contract.

The unit is currently completed to shell, ready for an ingoing occupier's fit-out to their desired use and layout but benefiting from great natural light and fantastic floor to ceiling height. The property is available to let or for sale.

Continued overleaf...

ACCOMMODATION:

The unit totals 1,880 sq. ft. (175 sq. m.) gross internal area finished in shell condition.

RENT:

£22,500 per annum exclusive or to purchase at £275,000. VAT will be payable.

LEASE:

New lease for a term by arrangement

or

For sale on a 125 year long leasehold basis.

LEGAL COSTS:

The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

VIEWING:

For further information or to arrange an inspection contact joint sole agents.

KEITH KNIGHT**BUNCH AND DUKE****020 8986 3521****DAMIAN LAMBOURN****COLLINS LAMBOURN****020-7935 3553****NOTE:**

The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. November 2011