
PER ANNUM
£21,500 Per Annum
Bentley Road
London, N1 4BY

LOCATION
Nestled in the vibrant Dalston corridor, the unit at Bentley Road enjoys one of London's most dynamic creative business locales. The development is immediately adjacent to the junction of Dalston Junction and Dalston Kingsland Station, providing excellent transport connectivity across the city.
The area is brimming with independent cafés, restaurants, bars and lifestyle. retail and benefits form easy access to Close to De Beauvoir, Hackney Central and Shoreditch, offering both local community and city-wide appeal.

DESCRIPTION
The property was recently operating as a Solicitors office. This mid-terrace ground-floor studio/office unit located within the landmark "Colour House" building on Bentley Road. The unit benefits from a generous open plan layout on the ground flood spacious ceiling height, large steel-framed windows providing excellent natural light. The unit further benefits from private offices and self-contained facilities including dedicated WC, kitchenette or breakout area/showroom floor/sales area.

ACCOMMODATION
Gross Internal Area: 815 Sq ft

TERMS
3 years Sub-Lease

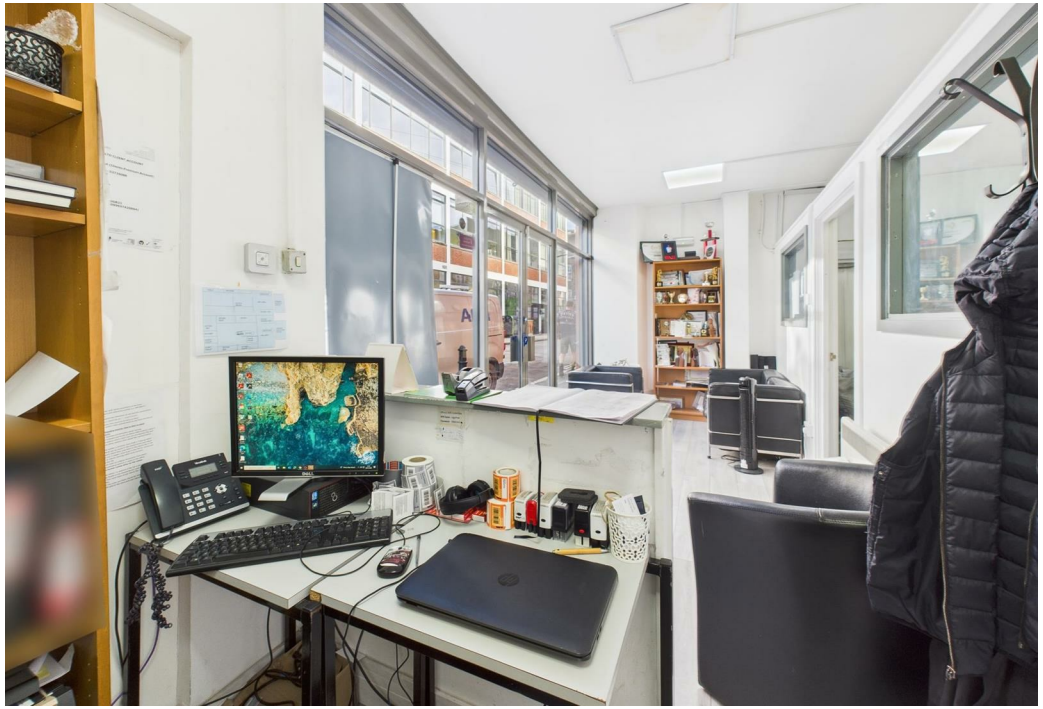
Business Rates
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS
Each party bear own legal costs.

VIEWING
Strictly by appointment through Peach Properties



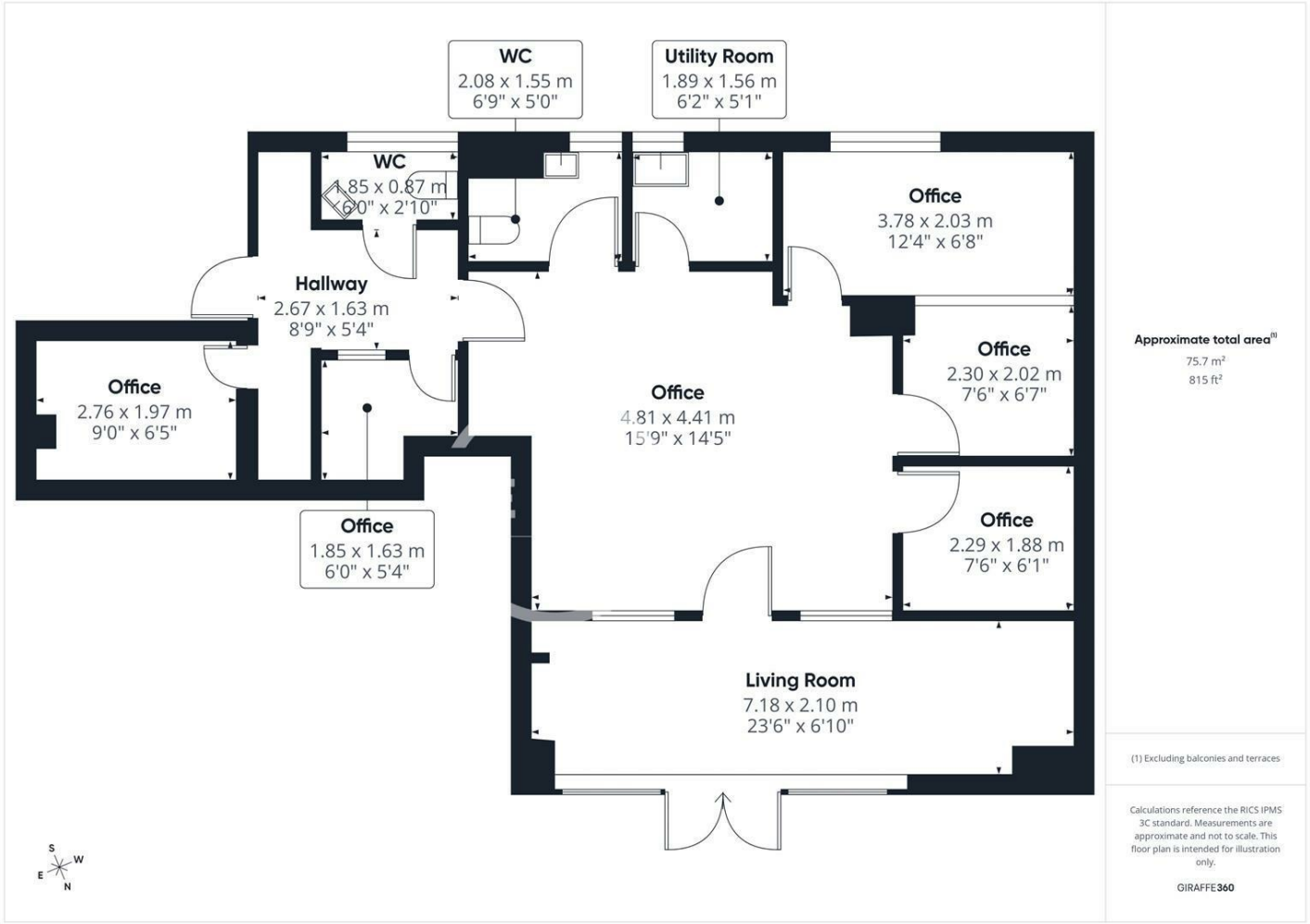


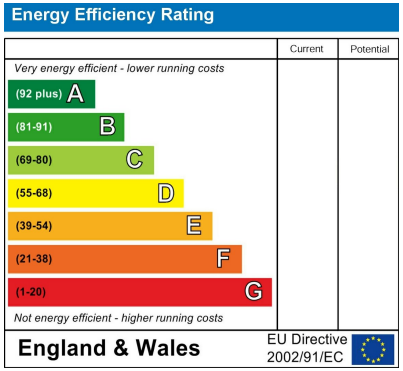







TOPSERVE





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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