

# B1 OFFICE SPACE FOR SALE/TO LET

## GROUND FLOOR UNIT CLOSE TO HAGGERSTON STATION

1B STEAN STREET, LONDON, E8 2FJ  
1,787 SQ. FT (166 SQ. M) APPROX



# Currell

020 7354 5050

## Location

The subject property is located on Stean Street and close to its junction with Dunston Road. The Regents Canal is almost adjacent and there are shops, bars and restaurants in the immediate vicinity. This is a very media and creative location with Dalston Junction and its shopping centre also within easy walking distance.

Haggerston Overground Station is a few minutes walk from the subject property and numerous bus routes run along Kingsland Road connecting with the City.

## Description

The office is on the ground floor of a mixed-use development and is currently partitioned into 5 office spaces with shared facilities. However it would be easy to remove to create an open plan office/studio space.

## Amenities

- Concrete Flooring
- Kitchenette at rear
- Male & Female WCs at rear
- Stripped Lighting
- Glazed Frontage
- Air Conditioning & Air Filtration System

## Accommodation

We understand that the net internal area of the unit is approximately 1,787 sq ft (166 sq m).

## Sale

The virtual freehold interest of 999 years from 18<sup>th</sup> February 2015, with over 995 years remaining. The ground rent is a peppercorn

## Sale Price

**£960,000** for the virtual freehold interest, subject to contract. There is no VAT payable on the sale price.

## Proposed rental

A new full repairing and insuring lease for a term to be agreed at a rental of **£51,000** per annum exclusive.

## Legal costs

Each party to bear their own legal costs in this transaction.

## Viewing

Strictly by appointment through sole agents:

### **Currell Commercial Ltd.**

**Jon Morell – 020 7096 2785**

[j.morell@currell.com](mailto:j.morell@currell.com)

**Beverley Hedge – 020 7704 7514**

[b.hedge@currell.com](mailto:b.hedge@currell.com)

**Dean Marks – 020 7096 2780**

[d.marks@currell.com](mailto:d.marks@currell.com)

For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

**Ref: COM170044**

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