

## 4 BALLS POND ROAD DALSTON, LONDON N1 4AU



**SUITE 3 – LIGHT AND OPEN PLAN OFFICE TO LET  
CLASS E USE  
900 SQ. FT. (83.61 SQ. M)  
MEZZANINE LEVEL**

**ADDITIONAL SPACE AVAILABLE OF UP TO 3,555 SQ. FT. (330 SQ M)  
SEPARATE SELF-CONTAINED ENTRANCES**

**Location:**

The property is situated in the heart of Dalston Town Centre on Balls Pond Road at the junction with Kingsland Road/Kingsland High Street (A10) and Dalston Road (A104). Dalston Junction station is within 0.1 miles of the unit and allows for quick and easy access into the City and West End. The property is well served by local and national operators such as McDonalds, Barclays Bank, Costa Coffee, Tortilla Paddy Power and Kingsland Shopping Centre.

**Description:**

The unit comprises a self-contained open plan office suite and is arranged over mezzanine level. It has been recently refurbished internally and benefits from air conditioning and kitchenette facilities. It has access to shared male and female WCs together with the adjoining office suites. There is an additional floor area of up to 3,355 sq. ft. within the building if required, arranged over ground and mezzanine levels.

**Accommodation Schedule:**

| Floor        | Net Internal Floor Area          |
|--------------|----------------------------------|
| Mezzanine    | 900 sq. ft. (83.61 sq. m)        |
| <b>Total</b> | <b>900 sq. ft. (83.61 sq. m)</b> |

**User:**

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Rateable Value:**

We are advised by the VOA website that the property has been valued together with 1 Kingsland High Street. Once a suitable assignee or a sub-tenant is found the property will be reassessed on its own.

**EPC:**

The property has an EPC rating of 79 (D), and a copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear own legal costs.

**VAT:**

The property is elected for VAT.

**Rent:**

Price on application.

**Terms:**

Our clients wish to assign their existing FRI lease from 19th July 2006 for term of 20 years along with the reversionary term which is to expire on and including 20<sup>th</sup> January 2038.

**Anti-Money Laundering:**

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

**Contacts:**

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