

TO LET

E USE CLASS UNIT



# whozoo.

DALSTON

📍 295-297 Haggerston Road, Dalston, London E8 4EN

Price **£45,000**  
Per Annum



Property Type

**WAREHOUSE**



Size

**2,422 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**HACKNEY**



Planning Granted

**NO**



Existing Use

**CLASS E**

## Tenanted



NO

## Local Train Stations



Haggerston (0.4 miles)  
Hoxton (0.6 miles)  
Dalston Junction (0.7 miles)

## Local Amenities



Kingsland Road (0.1 miles)  
London Fields (0.8 miles)  
Regents Canal (2.6 miles)

## VAT Applicable



NO

## Rateable Value



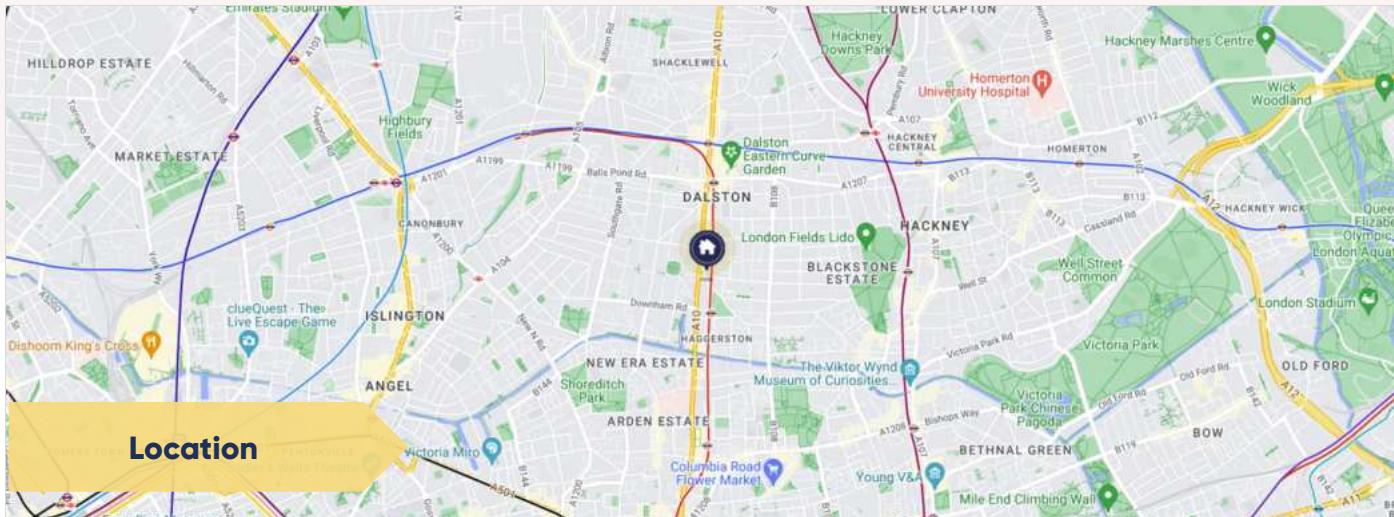
£38,250

## EPC



C

## Location



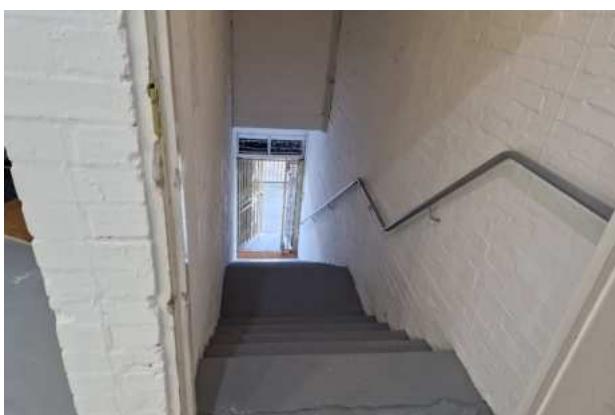
## Additional Information

This spacious first-floor open-plan warehouse features a separate kitchen, toilet, and office. With Class E planning consent, it was formerly a fashion showroom and offers versatile potential for retailers, workshops, offices, studios, designers, showrooms, creative ventures, and other E-Class businesses.

Located just 0.2 miles from Haggerston Station, it provides excellent transport links to East and North London, the City, and the West End. The property also benefits from close proximity to the vibrant amenities of Kingsland Road, including shops, supermarkets, bars, and restaurants.

The property is in very good condition throughout and immediately available TO LET.

Lease terms subject to negotiation.



[www.whozoo.co.uk](http://www.whozoo.co.uk)

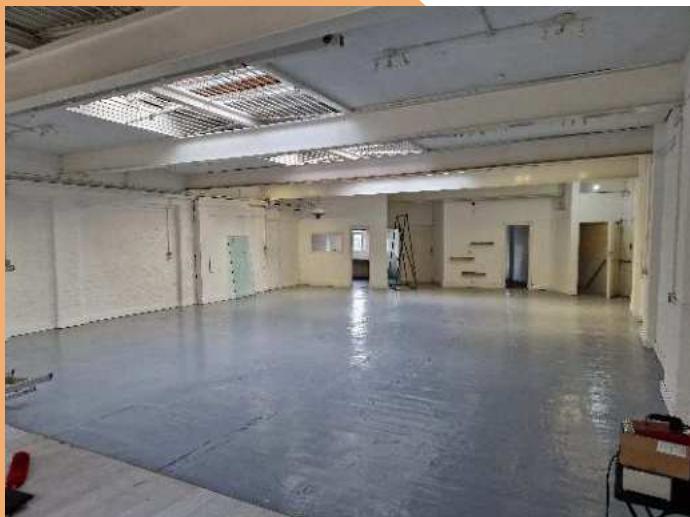


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## ADDITIONAL IMAGES



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Commercial Property, Expertly Done



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- Amounts quoted are exclusive of VAT if applicable.

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