

4 BALLS POND ROAD DALSTON, LONDON N1 4AU



**LIGHT AND SPACIOUS CLASS E UNIT TO LET
4,972 SQ. FT. (461.90)
ARRANGED OVER GROUND AND MEZZANINE FLOORS
ASSIGNMENT OF AN EXISTING LEASE**

**CAN BE SPIT INTO SMALLER UNITS
WITH 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 property is arranged over ground and mezzanine floors. Both floors can be split into two units each and let separately, providing approx. 1,100-1,350 sq. ft. per unit. The ground floor comprises both open plan and modular office space and is access via three separate entrance points from Balls Pond Road. An alternative access is provided to the rear of the property on Kingsland Passage. The mezzanine level is spacious an open plan, and benefits from a tremendous amount of natural light.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	2222 sq. ft. (206.42 sq. m)
Mezzanine	2750 sq. ft. (255.48 sq. m)
Total	4,972 sq. ft. (461.90 sq. m)

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.

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 20th January 2038, the current rent passing £146,279 per annum and the next rent review will be 21st July 2026.

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.

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