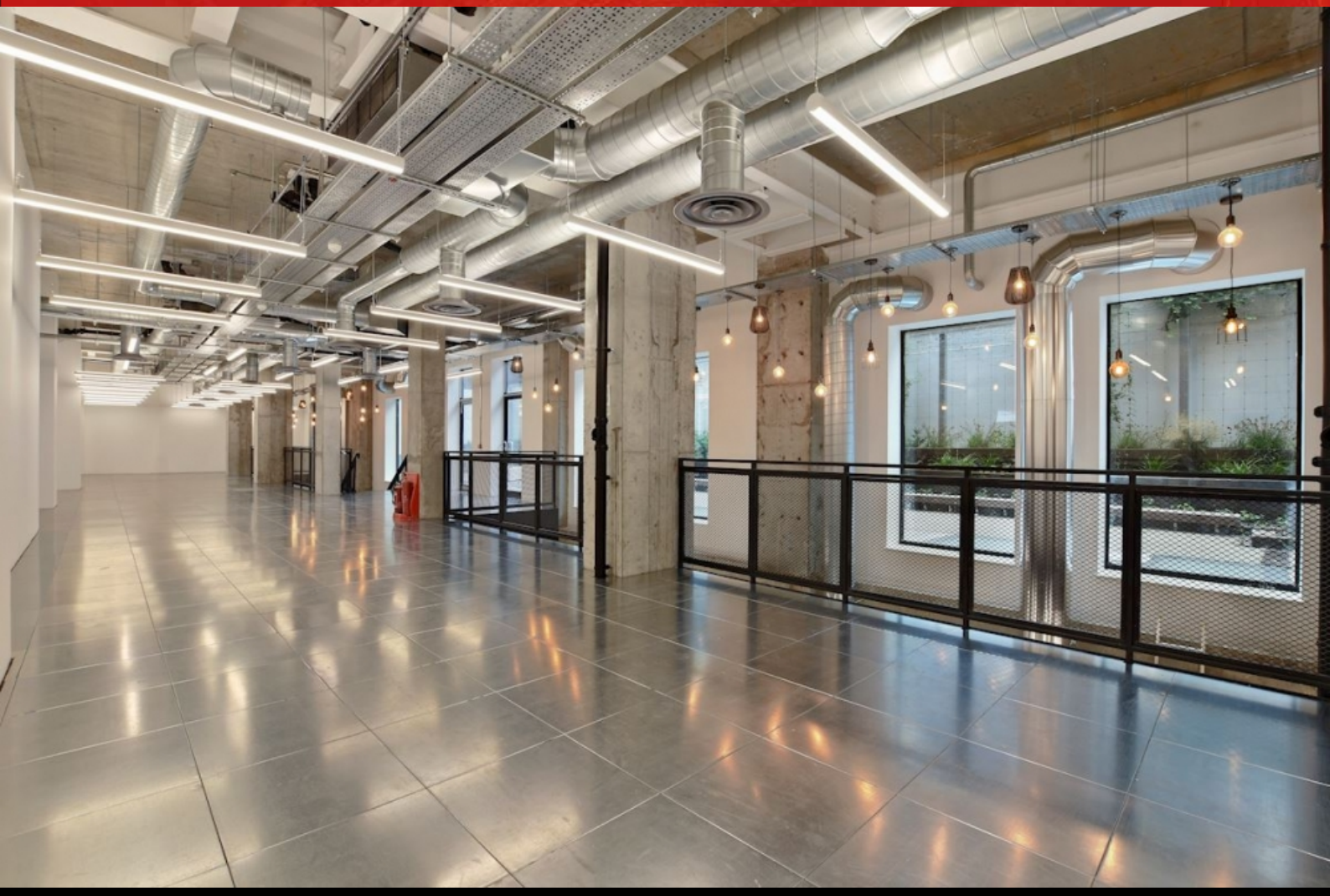


To Let

Dalston Works, 3-5 Martel Place, London, E8 2FQ

2,840 to 20,459 sq ft

- Landscaped surrounds
- Fitted out
- On-site services
- Striking facade
- Open-plan work space



Location

Dalston Works is situated in the heart of Dalston, one of East London’s most vibrant fringe locations. The premises is located near to the new Allpress Coffee Roastery & Café and in close proximity to a number of renowned amenities including The Diner, Street Feast Dalston Yard and Dalston Eastern Curve Garden.

Dalston Junction Overground Station is within a few minutes’ walk, Hackney Downs and Hackney Central are also both within close proximity.

Description / Specification

Dalston Works offers 23,000 sq ft of brand new offices surrounding a landscaped courtyard. The scheme also comprises 120 luxury flats, retail offer, cafe and gym all within architecturally designed buildings.

The offices are media styled with exposed services and air conditioning that create inspiring open plan working areas with good ceiling heights. Floor to ceiling glazing provides great natural light and views across London on the upper floors.

There are also bike racks, lockers, showers and changing facilities within the lifestyle development.

The Ground and LG floor units provide a self contained unit with street frontage of between 7,283 - 9,059 sq ft. This unit has fantastic volume with over 3m ceiling height and also a large landscaped, dedicated courtyard.

Terms

The accommodation is available by way of a new lease on the whole or floor by floor

Viewings

Strictly by appointment by the joint sole agents.

Accommodation

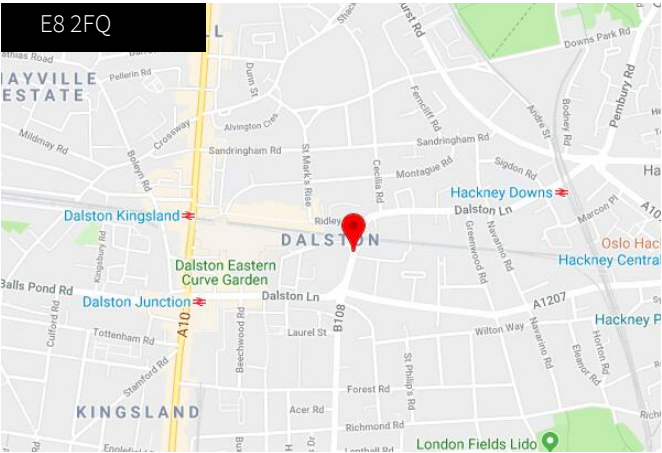
Floor / Unit	Size	Availability
Ground	1,776 sq ft	Available
1st	2,840 sq ft	Available
2nd	2,840 sq ft	Available
3rd	2,840 sq ft	Available
4th	2,840 sq ft	Available
Ground	2,853 sq ft	Available
Lower Ground	4,430 sq ft	Available

EPC

This property has been graded as 28(B).

Rent

Available on Request



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