

# INVESTMENT PROPERTY FOR SALE

## TRENDY OFFICE/STUDIO UNIT CLOSE TO DALSTON JUNCTION STATION

4 TYSSSEN STREET, LONDON, E8 2FJ  
3,378 SQ. FT (313.82 SQ. M)



Currell

020 7354 5050

## LOCATION

The property is located on Tyssen Street, close to its junction with Dalston Lane. The immediate area comprises a mix of retail, office and residential property and there are several new build developments further enhancing the area. Dalston Shopping Centre is a few minutes' walk.

Dalston Junction Station is a few minutes' walk away and provides transport links as far away as Croydon. Dalston Kingsland overland rail link is within easy walking distance and numerous bus routes service the local area as well as the City and Islington.

## DESCRIPTION

Comprises an office/studio unit on the ground floor of a fairly modern mixed use residential and commercial scheme.

The unit comprises some glass partitioned offices with male and female WCs, shower and kitchen. The space is fitted out to a very high standard including wood flooring, CAT V cabling, suspended ceiling with LED lighting, central heating and good ceiling height.

## ACCOMMODATION

We understand that the total area of the space is approximately 3,378 sq. ft. (313.82 sq. m)

## TERMS

The office space is currently let to SHELTER for a term of 5 years from July 2015 with a tenant break option in July 2018. The current passing rental is £82,000 per annum exclusive of business rates, building insurance and service charge.

## TENURE

The virtual freehold interest of 999 years with approximately 993 years remaining and subject to the existing tenancy.

## SALE PRICE

£2,050,000 for the virtual freehold interest, subject to contract. There is no VAT payable on the sale price.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with sole agents:

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