

preliminary details

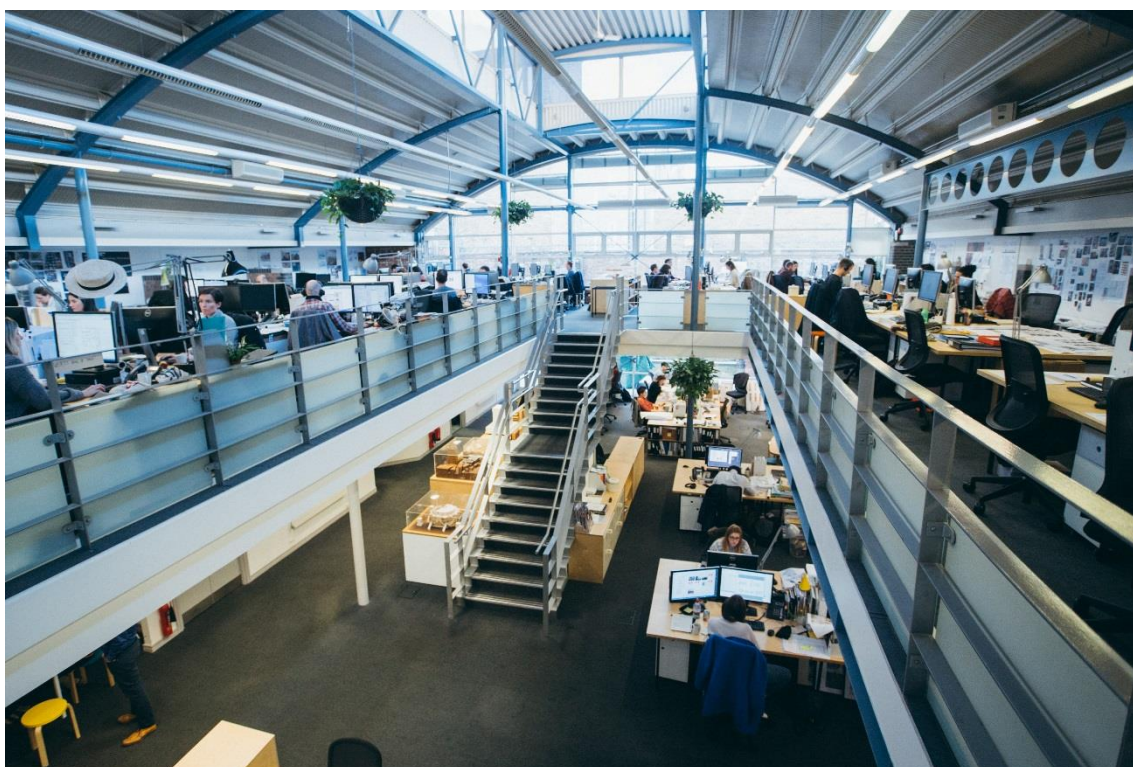
self-contained building with branding opportunity & volume,  
light and character

architectural award winning stunning space, first time ever  
on the market.

of interest to all media, tech & creative businesses

**1 kingsland passage, dalston, e8**

10,976 sq ft approx for rent on a new lease



### location

a mere 20 minutes from oxford circus and 10 minutes from shoreditch, kingsland passage is situated in the heart of dalston and is approached from the crossroads of kingsland road and dalston lane, just moments from dalston junction station and dalston kingsland (london overground). with its abundance of restaurants, bars and live music venues, dalston is an exciting and cutting edge location.

HERSHMAN



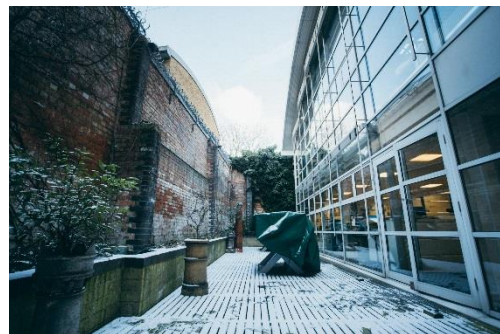
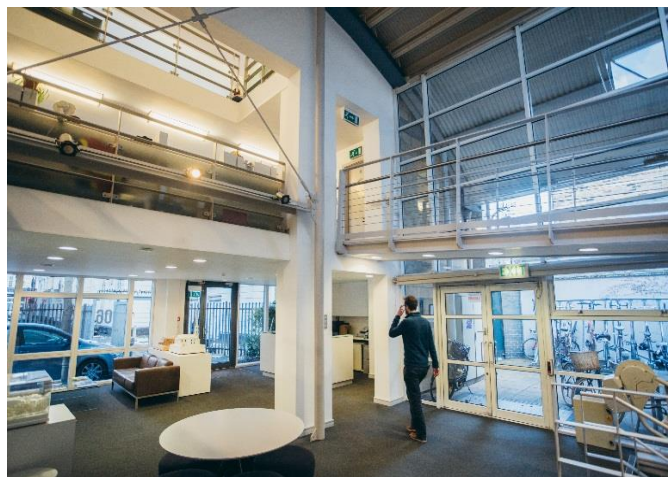
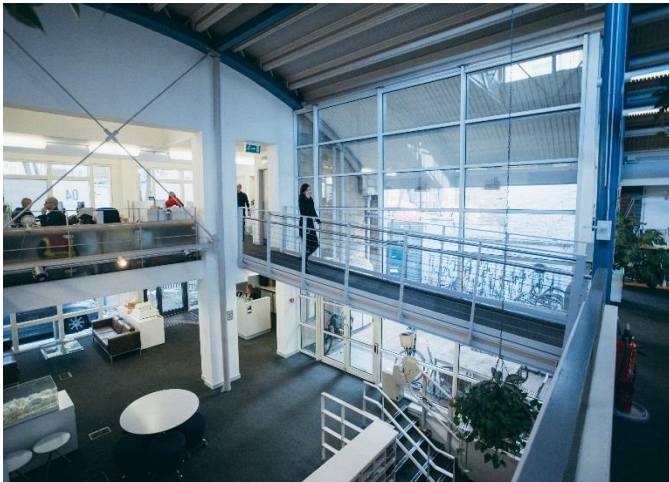
PILCHER

8600




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## amenities

- 'office building of the year' award winner.
- abundance of natural light
- self-contained
- influence on refurbishment
- creative location
- branding opportunities to front elevation
- incredible ceiling height
- stunning architectural features
- access 24/7/365
- air conditioning
- external terraces and breakout areas
- bike storage
- private car parking
- 3 minutes' walk from train stations

## terms

upon application

## accommodation

2 <sup>nd</sup> floor	854	(79.4 m <sub>2</sub> )
1 <sup>st</sup> floor	4,730	(439.4 m <sub>2</sub> )
ground floor	5,392	(500.9 m <sub>2</sub> )
<b>total</b>	<b>10,976</b>	<b>(1,019.7 m<sub>2</sub>)</b>

*this areas is to be verified*

## viewing

please contact joint sole agents;

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