

Shacklewell Studios

Arguably the best warehouse space on the market in East London.

18-28 Shacklewell Ln, Dalston, London, E8 2EZ

Standing tall in the cultural hub of Dalston, Shacklewell Studios offers up to 25,600 sq ft of pure industrial accommodation.

The roof terrace, offering a 270 degree view of the Capital, provides the perfect breakout space for tenants.

Just a 23 minute commute from Oxford Circus, the entire building has been completely redeveloped and upgraded to provide top class Warehouse Office space, ideal for all

	18-22 Shacklewell	24 Shacklewell	26 Shacklewell	28 Shacklewell	Combined
Garden Floor	N/A	N/A	2,023 sq ft	1,861 sq ft	3,884 sq ft
Ground Floor	N/A	1,625 sq ft	1,991 sq ft	1,861 sq ft	5,477 sq ft
Second Floor	N/A	1,431 sq ft	1,991 sq ft	N/A	3,422 sq ft
Third Floor	4,000 sq ft	1,421 sq ft	N/A	N/A	5,421 sq ft
Skyfloor (Fourth)	3,000 sq ft	634 sq ft	1,991 sq ft	1,861 sq ft	7,486 sq ft

Lease

New Lease/s available for a term by arrangement.

Rent

£27.50/sq ft
(+ premium for skyfloor)

Rates

TBC

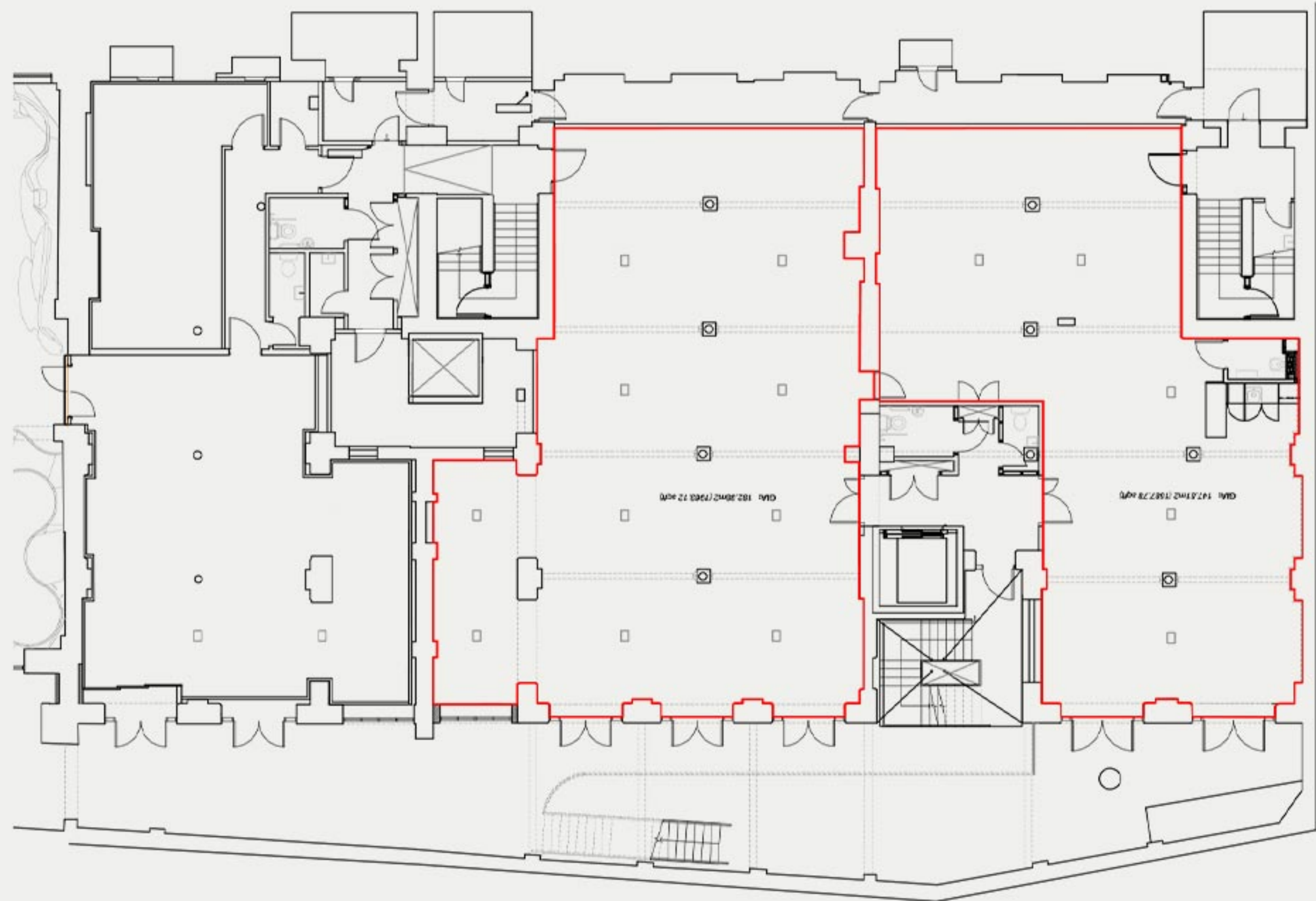
Service Charge

C. £3.82



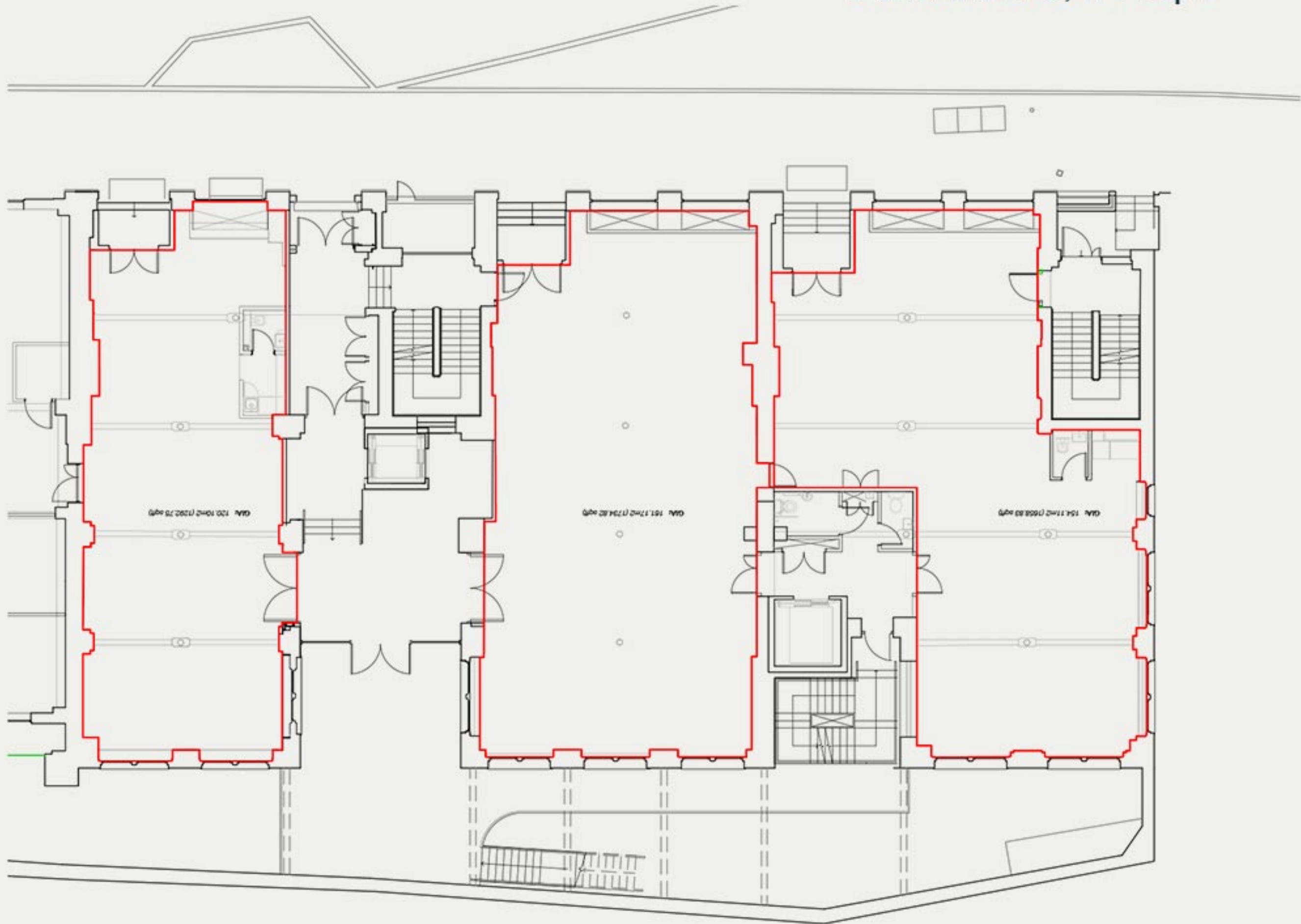
Garden Floor

26 Shacklewell Lane: 2,023 sq.ft
28 Shacklewell Lane: 1,861 sq.ft
Combined: 3,884 sq.ft



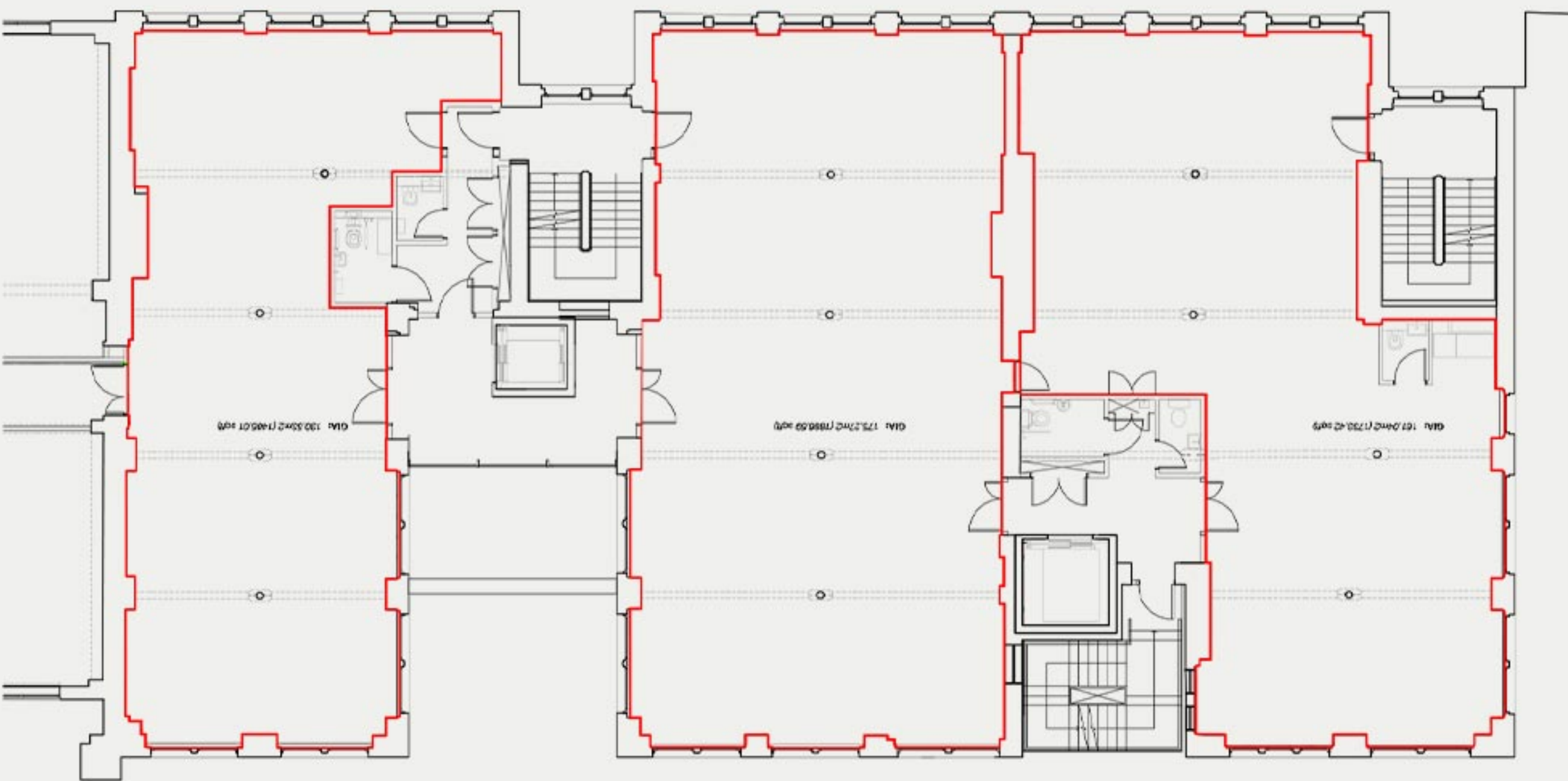
Ground Floor

24 Shacklewell Lane: 1,625 sq.ft
26 Shacklewell Lane: 1,991 sq.ft
28 Shacklewell Lane: 1,861 sq.ft
Combined: 5,477 sq.ft



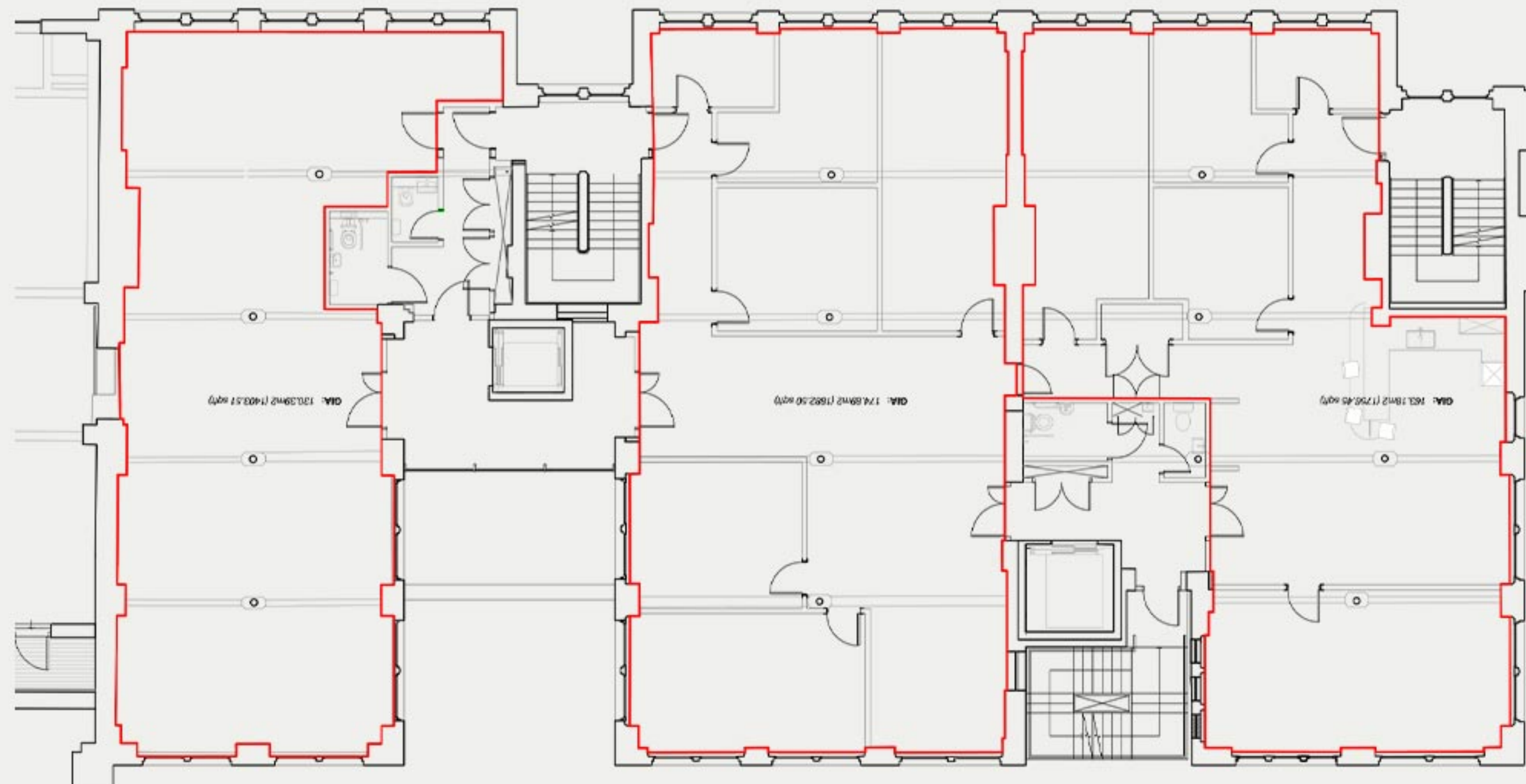
Second Floor

24 Shacklewell Lane: 1,431 sq.ft
26 Shacklewell Lane: 1,991 sq.ft
Combined: 3,422 sq.ft



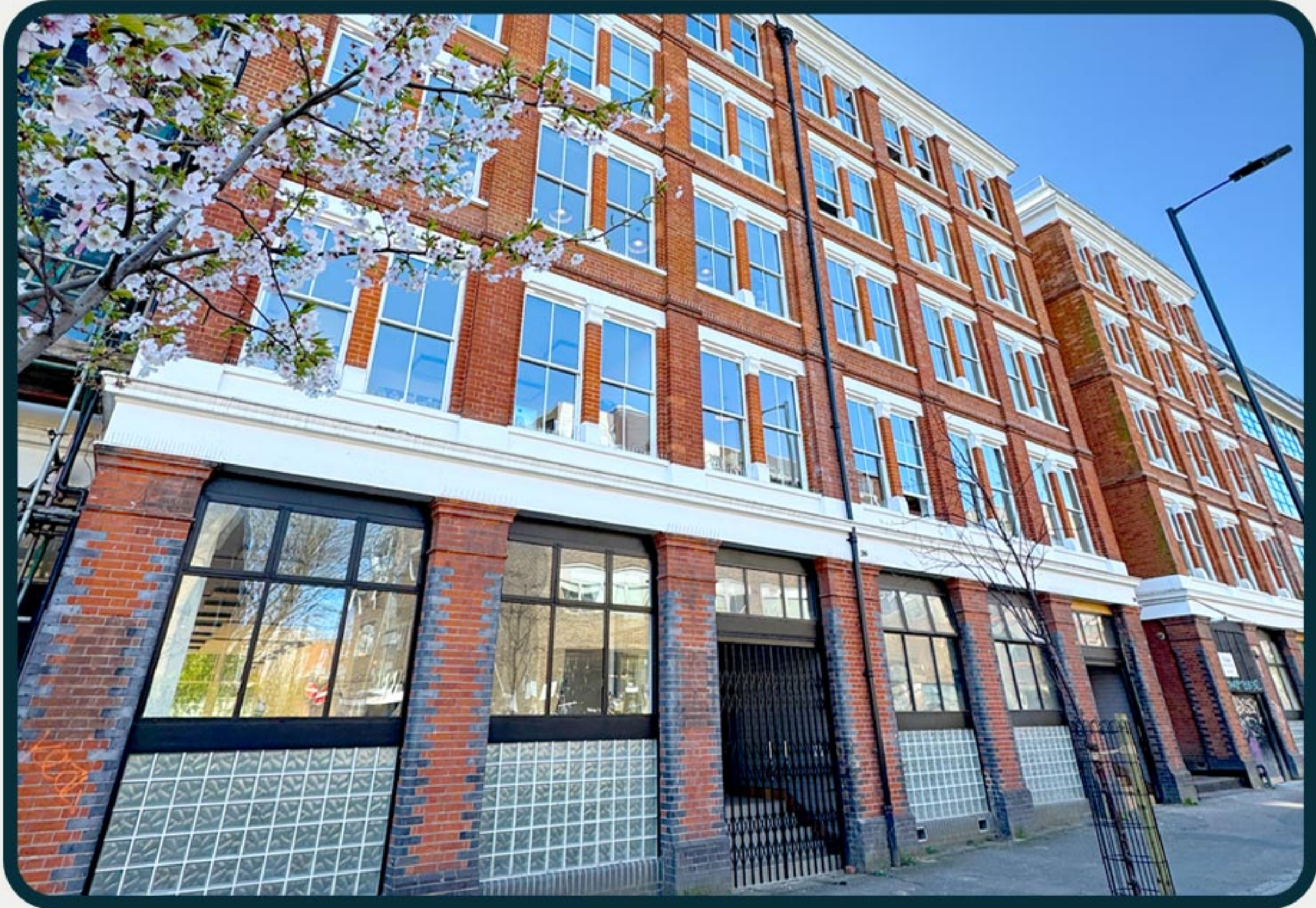
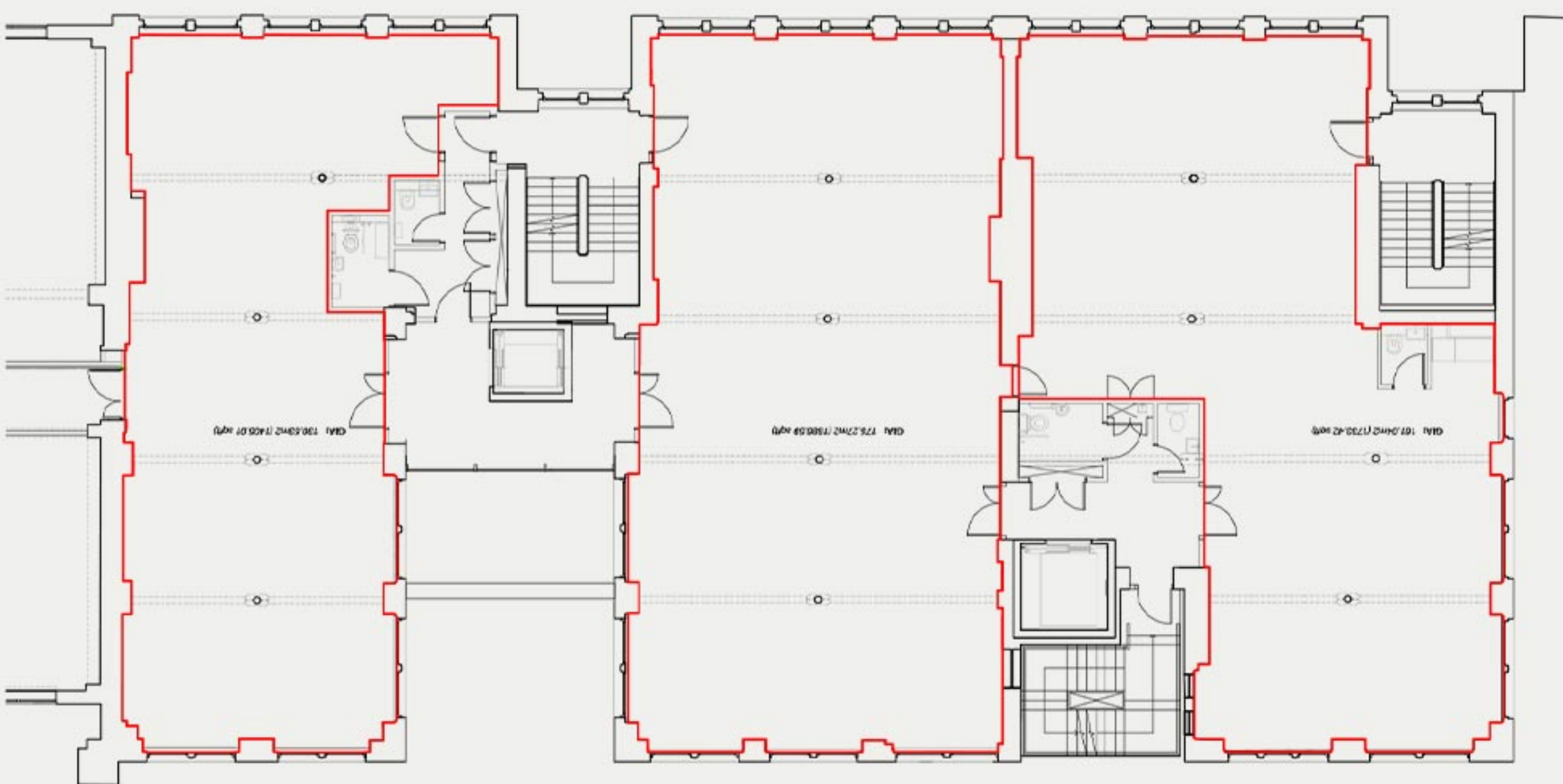
Third Floor

18-22 Shacklewell Lane: 4,000 sq.ft
24 Shacklewell Lane: 1,421 sq.ft
Combined: 5,421 sq.ft



Skyfloor (Fourth Floor)

18-22 Shacklewell Lane: 3,000 sq.ft
24 Shacklewell Lane: 634 sq.ft
26 Shacklewell Lane: 1,991 sq.ft
28 Shacklewell Lane: 1,861 sq.ft
Combined: 7,486 sq.ft



 = currently under construction

Amenities

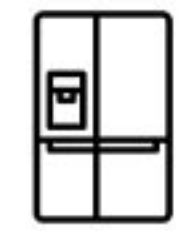
What the building includes:



 Brand new reception area



Restored Victorian Wooden floors



Brand new W/Cs and kitchenette



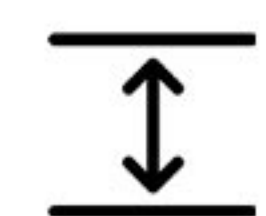
 Skylounge for occupiers



Brand new elevators



Natural Light throughout



3m+ Floor to ceiling heights



Located in the heart of Dalston, just a 4 minute walk from Dalston Kingsland & 6 minutes from Dalston Junction, Shacklewell Studios is easily accessible via Overground from both the West End and City of London.

Flooded with viral restaurants, quirky bars, and art galleries, Shacklewell Studios is the perfect location for modern and creative companies.

Local Amenities

Food and Drink

- 01 Ginette French Cafe
- 02 Del74 Tacos
- 03 Nando's
- 04 Honest Burgers
- 05 Voodoo Ray's
- 06 M&S Food Hall
- 07 Pret A Manger
- 08 Starbucks
- 09 Wingstop
- 10 Tortilla
- 11 Banh

Logistics

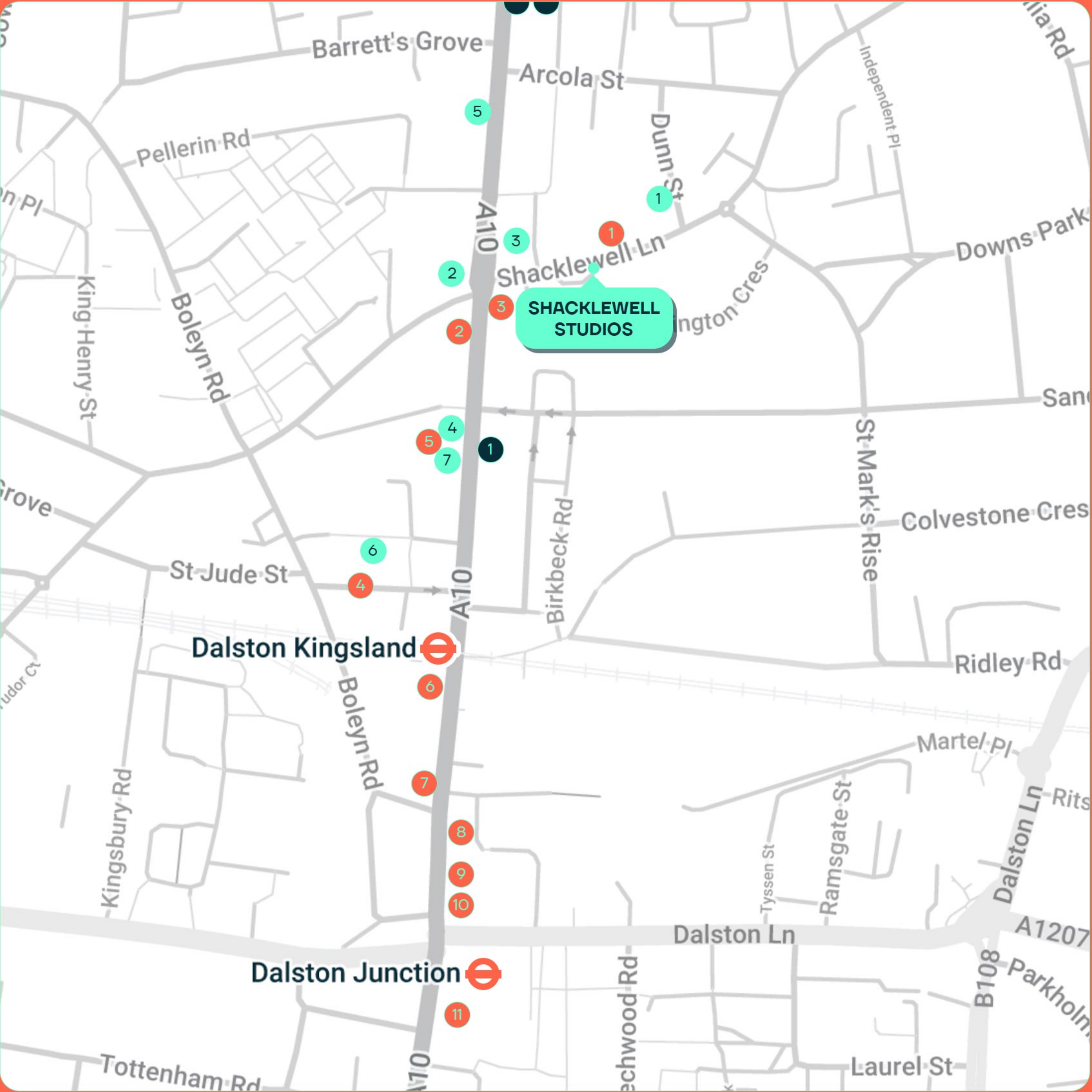
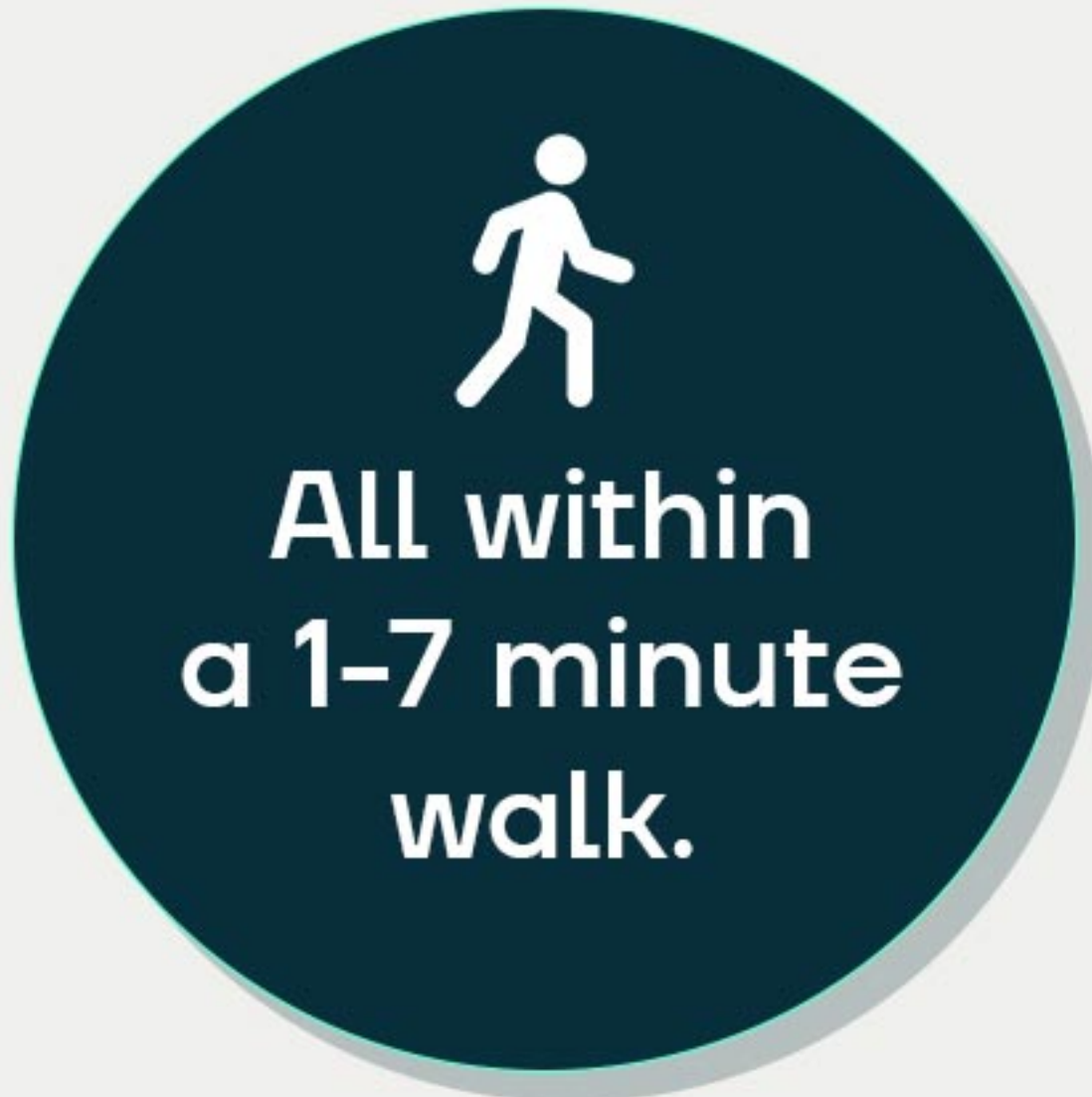
- 01 Royal Mail Post Office
- 02 UPS Access Point
- 03 Safestore Self Storage

Travel

- 01 Dalston Kingsland Overground
- 02 Dalston Junction Overground

Entertainment

- 01 The Holy Art Gallery
- 02 The Cauldron
- 03 Viva Dalston
- 04 RIO Cinema
- 05 Brewdog
- 06 Vortex Jazz Club
- 07 The Karaoke Hole
- + many more!



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Be one of the first occupiers.

Contact us to arrange a viewing via:

020 7486 0900

Ross Freedman

rmf@lonic.uk | **gb@lonic.uk**

0790 022 5051

Greg Berg

07540 635664

Office:

49 Welbeck Street,
London, W1G 9XN

Website:

www.lonic.uk

lonic.uk

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