

Shacklewell Studios

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

26-28 Shacklewell Ln, Dalston, London, E8 2DF

Standing tall in the cultural hub of Dalston, Shacklewell Studios offers up to 13,892sq.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 occupiers.

	East	West	Middle	Combined
Garden Floor	1,587 sq ft	1,983 sq ft	N/A	3,570 sq ft
Ground Floor	1,658 sq ft	N/A	1,754 sq ft	3,412 sq ft
Second Floor	N/A	1,405 sq ft	1,886 sq ft	3,219 sq ft
Skyfloor (Fourth)	N/A	1,733 sq ft	1,886 sq ft	3,619 sq ft

Lease

New lease/s available for a term by arrangement.

Rent

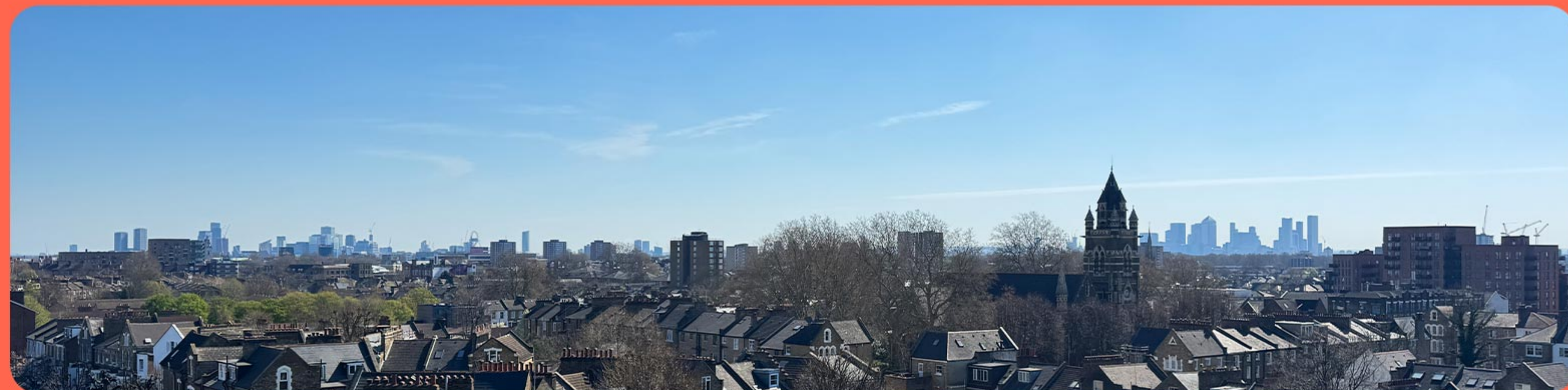
£25 - £35/sq ft

Rates

TBC

Service Charge

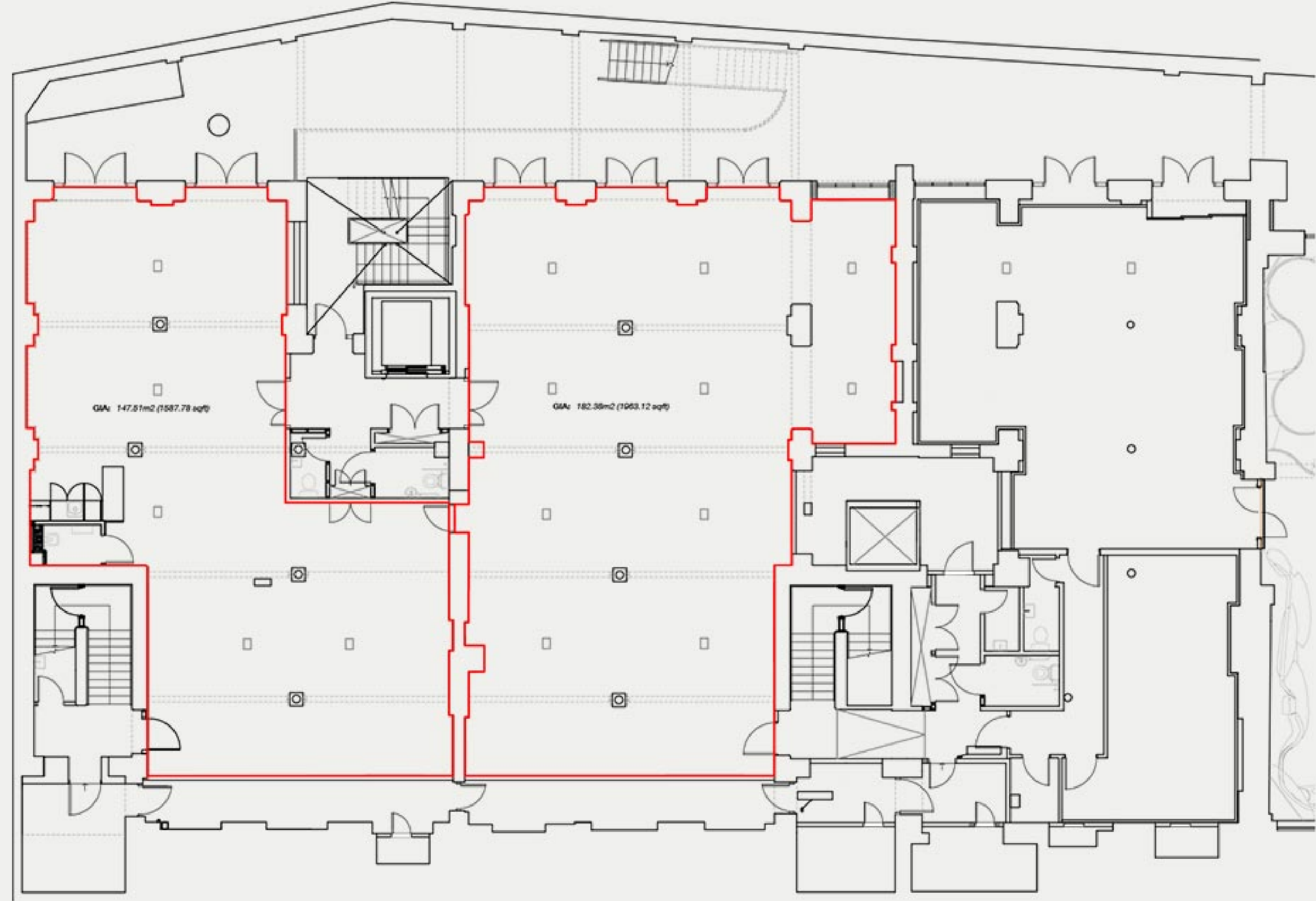
TBC



Garden Floor

Ready [Insert Date]

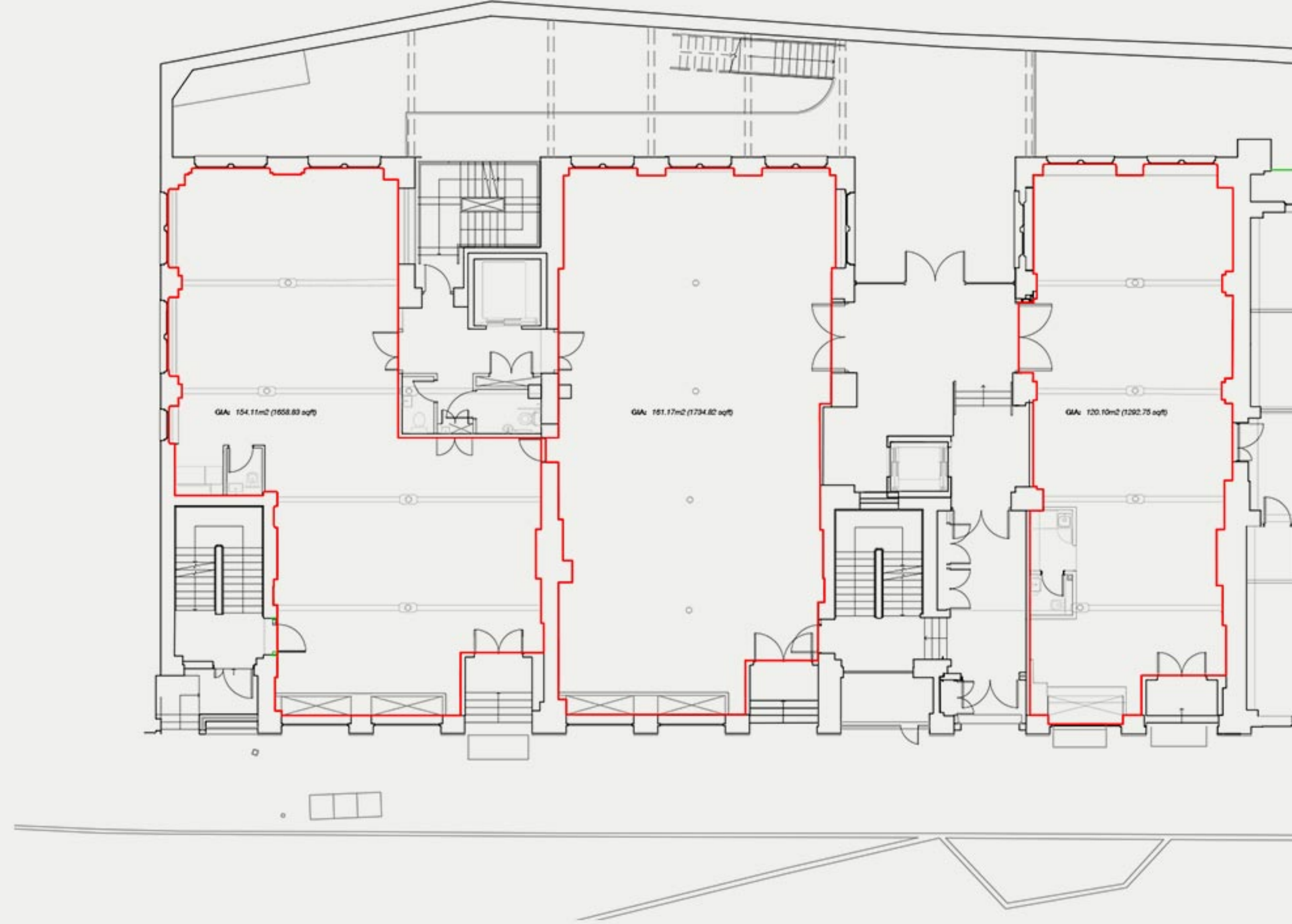
East: 1,587 sq.ft
West: 1,983 sq.ft
Combined: 3,570 sq.ft



Ground Floor

Ready August 2025

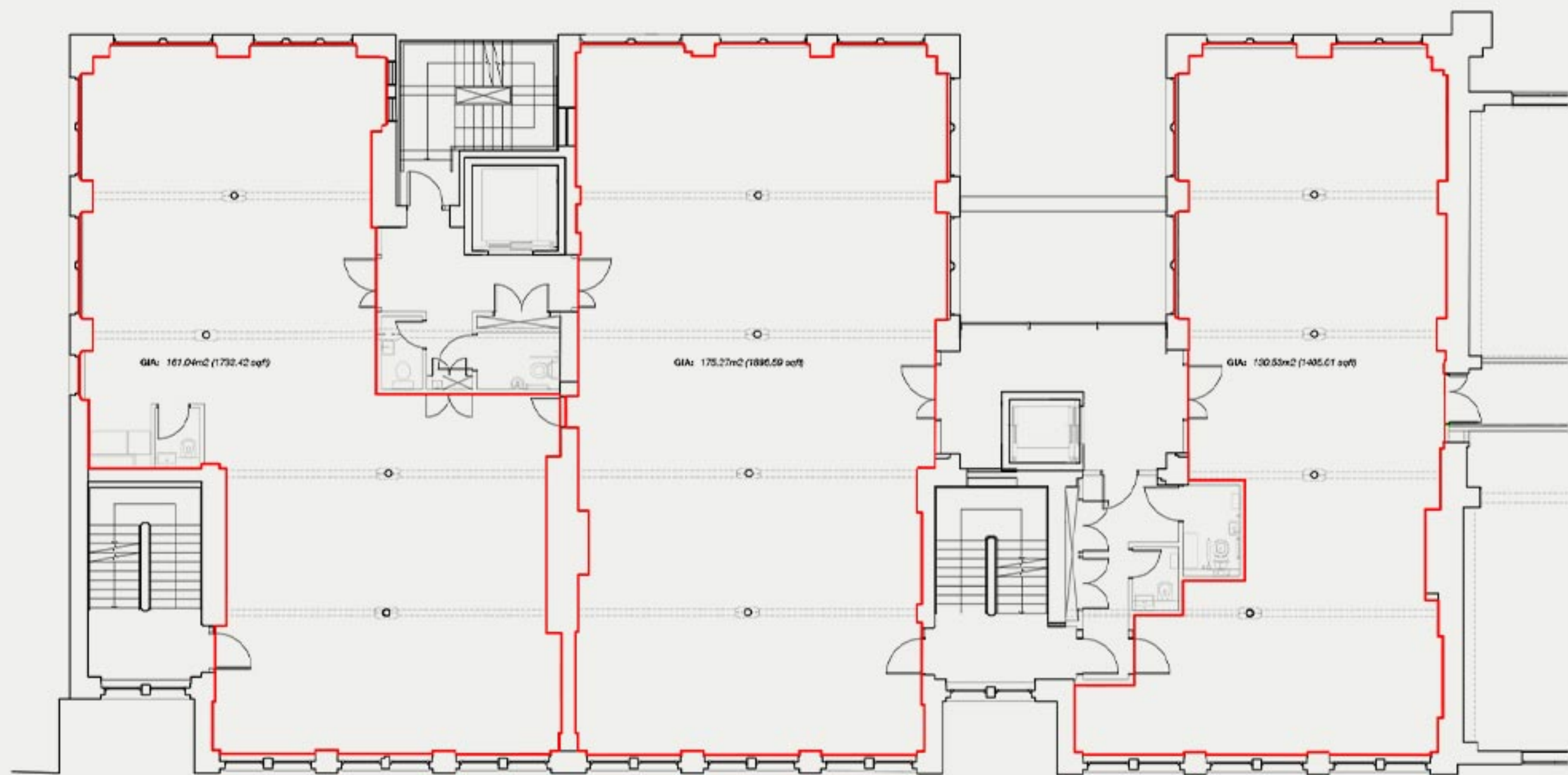
East: 1,658 sq.ft
Middle: 1,754 sq.ft
Combined: 3,412 sq.ft



Second Floor

Ready [Insert Date]

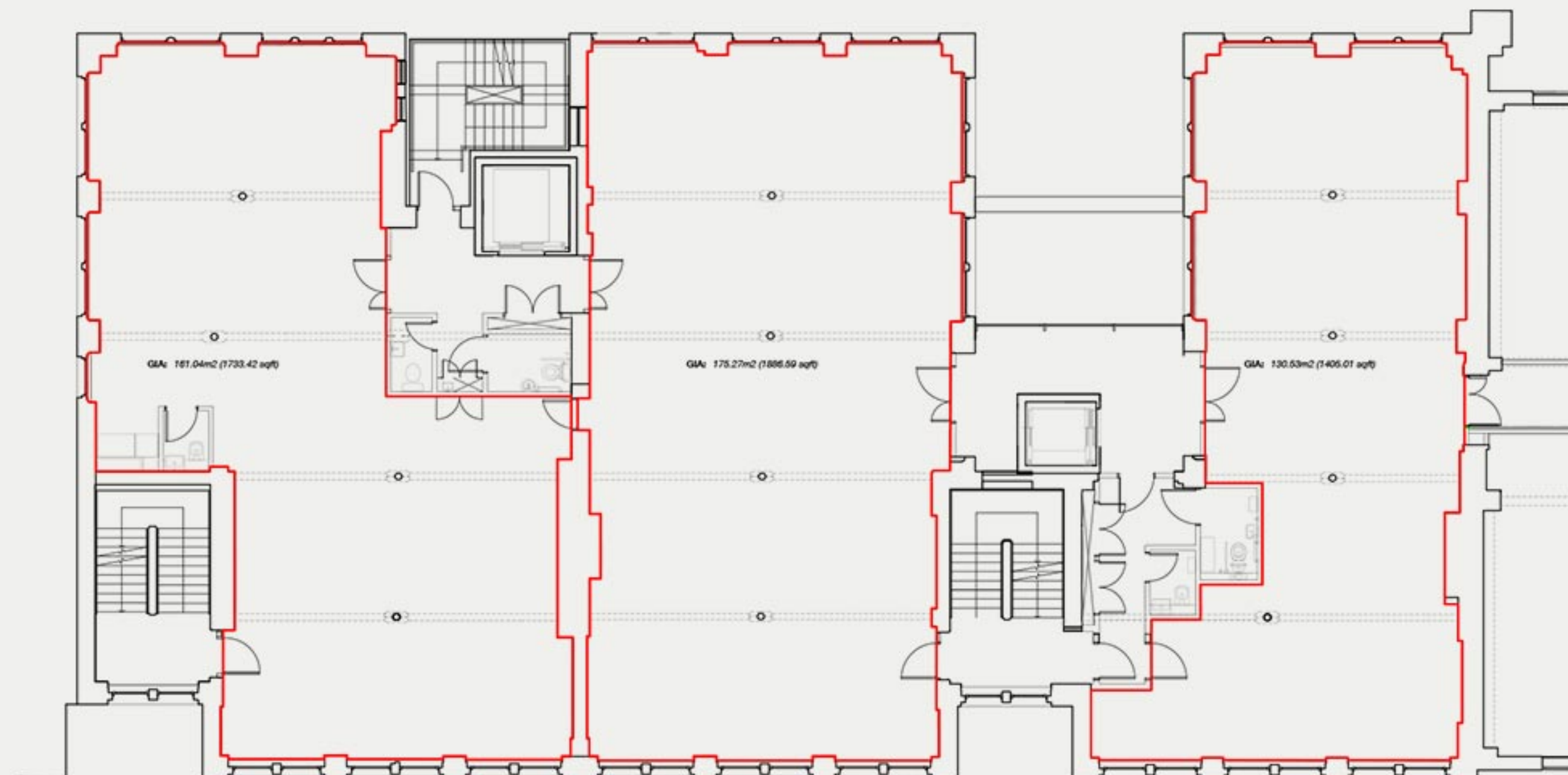
East: 1,886 sq.ft
West: 1,405 sq.ft
Combined: 3,291 sq.ft



Skyfloor (Fourth Floor)

Ready [Insert Date]

East: 1,733 sq.ft
Middle: 1,886 sq.ft
Combined: 3,619 sq.ft



Amenities

- 3m+ floor to ceiling heights throughout
- Restored Victorian Wooden floors
- Exceptional natural light throughout
- New W/C's and Kitchenette on each floor
- New lifts
- New reception area
- The Skyfloor - Panoramic views of London
- Top floor skylounge and bar for occupiers.



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

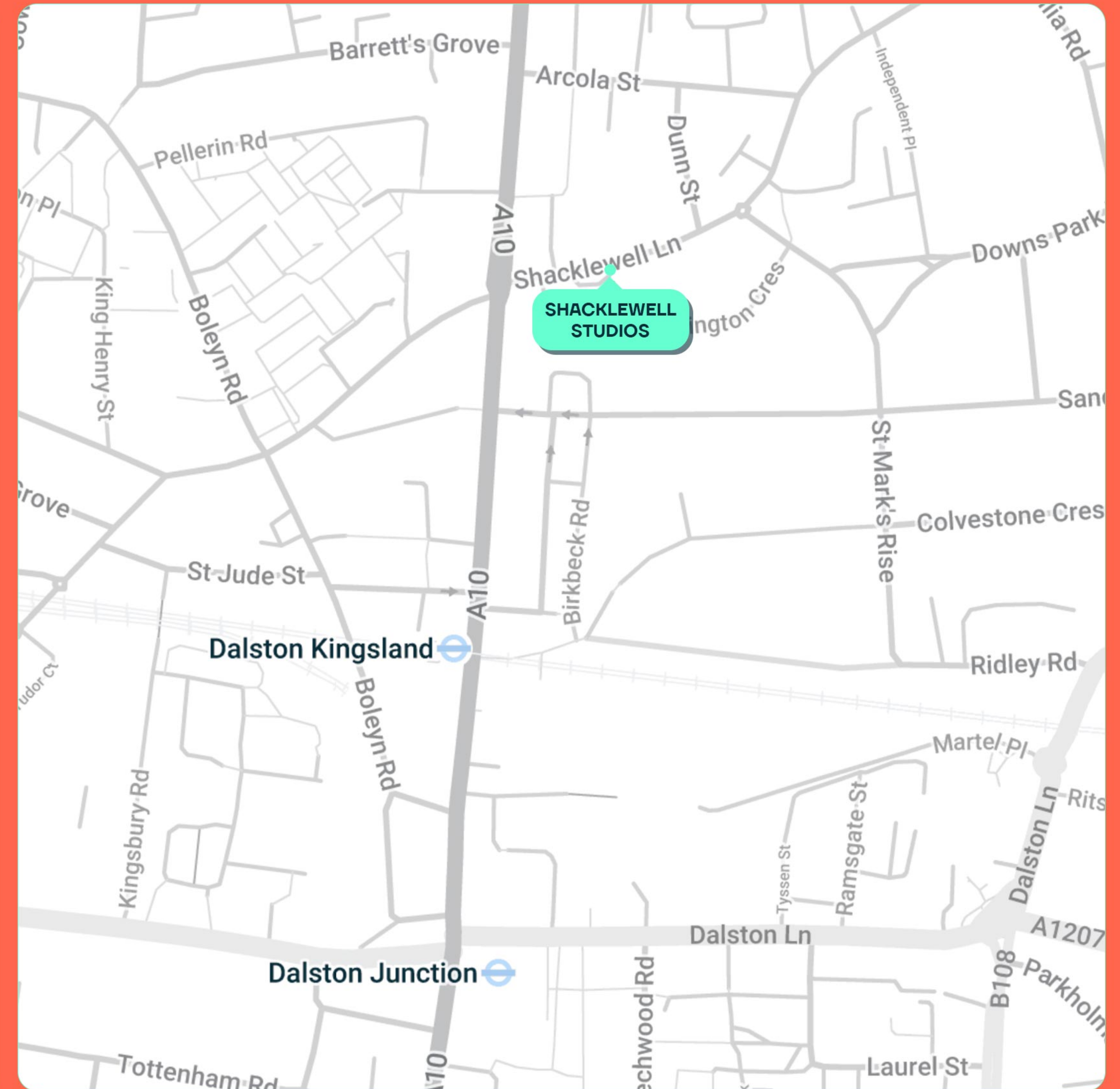
- 01 Royal Mail Post Office
- 02 UPS Access Point

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!



Lonic.

Be one of the first occupiers.

Contact us to arrange a viewing via:

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