

# Unit 5 Kinetica, 13 Ramsgate Street, Dalston, London, E8 2NA

**TO LET / FOR SALE**

Office

3,358 sq ft / 312 sq m

£17.50 per sq ft / £1,000,000

**Long leasehold  
interest for sale at  
£298 per sq ft or  
£17.50 per sq ft for  
a new lease direct  
from the landlord**



- First floor 3,358 sq ft
- Multiple meeting rooms
- Great ceiling heights and natural light
- Air conditioning (in part)
- Passenger lift
- Self contained WC and shower
- Kitchen Facilities

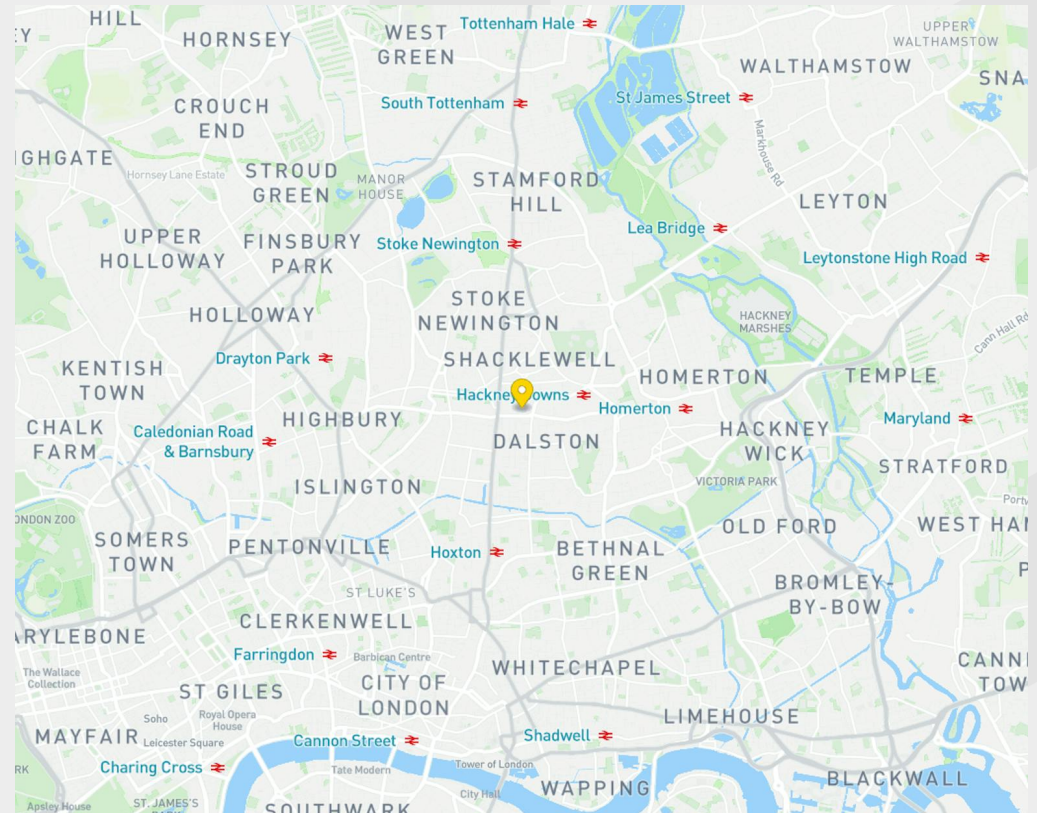


## Description

The property provides a single floor office with both raised access floors and modern suspended ceilings along with air conditioning in part. The floor benefits from great levels of natural light via floor-to-ceiling glazing. The floor has been arranged to allow for a number of working spaces and meeting rooms in addition to benefiting from self-contained WC, shower and kitchen facilities.

## Location

The office is located on the first floor of the mixed use Kinetica Development which is on the corner of Tyssen Street and Ramsgate Street and close to Dalston Junction Station. The area has become increasingly popular with tech, media and design companies attracted by the good transport links and emerging cafes and restaurants. There are also excellent bus links to Shoreditch, Clerkenwell and the City.



## Accommodation / Availability

Floor/Unit	Sq ft	Sq m	Rent (sq ft)	Price	Rates payable	Service charge	Availability
1st	3,358	311.97	£17.50	£1,000,000	£34,453 /annum	On Application	Available

### Tenure

New Lease / Long Leasehold

### EPC

D

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk



# STRETTONS

### Further Information

[View on Website](#)

[Floor Plans](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 10/03/2025