



**TO LET / FOR SALE**

**Unit 5 Kinetica, 13  
Ramsgate Street,  
London, E8 2NA**

**3,358 sq ft**

**Economical office for  
sale or to rent.**



**VIDEO TOUR**

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## 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 a great level 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 a self-contained WC, shower and kitchen facilities.

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## 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.

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## Key points

- First floor 3,358 square feet
- Modern office space
- Multiple meeting rooms
- Great floor to ceiling heights and natural light
- Air conditioning (in part)
- Passenger lift
- Self-contained WC and shower
- Kitchen facilities





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## Accommodation

Name	sq ft	sq m	Availability
1st	3,405	316.33	Available

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## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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## Rents, Rates & Charges

Lease	New Lease
Rent	£17.50 per sq ft
Price	£1,000,000
Rates	£34,453 per annum
Service Charge	On application
VAT	To be confirmed
EPC	On application

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