



TO LET

**Colour House, Bentley
Road, Dalston, London,
N1 4BY**

1,600 sq ft

Former Paint Warehouse
Studios to Rent with
Mezzanines on the
Ground Floor of this
Impressive Building



Description

The units at Colour House support a variety of use classes, something for everyone, providing an amazing opportunity to be part of a new creative community. Offering concrete flooring with a built in meeting room alongside a mezzanine floor with timber floorboards all combining to create the contemporary modern warehouse aesthetic.

Being offered across the ground floor the studios would be perfect for any retailer or office user.

Key points

- Unit 2 Ground Floor Studio - 1,328 Sq Ft
- Unit 4 Ground Floor Studio - 1,600 Sq Ft
- Timber Floors
- Built in meeting rooms
- Mezzanine Floor
- Modern stylish aesthetic
- Private Cycle Racks Outside Each Unit



Location

Perfectly situated for a creative working environment, Colour House is just a short distance from Central London.

Opposite Dalston junction and a four minute walk to Dalston Kingsland Station. Colour House has great connections into the City of London and the West End.

Transport Links



Dalston Junction 0.1 Miles



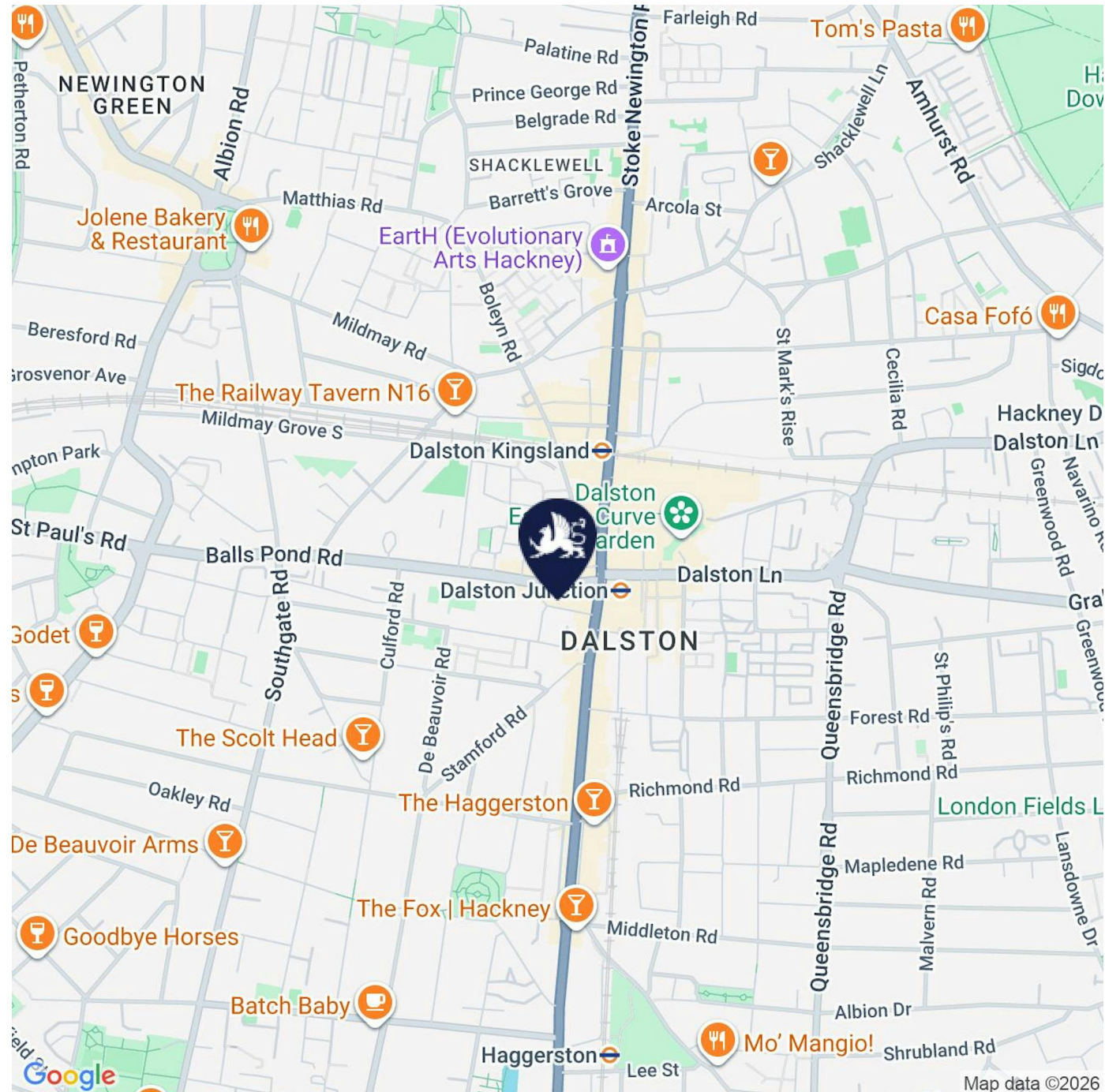
Dalston Kingsland 0.2 Miles

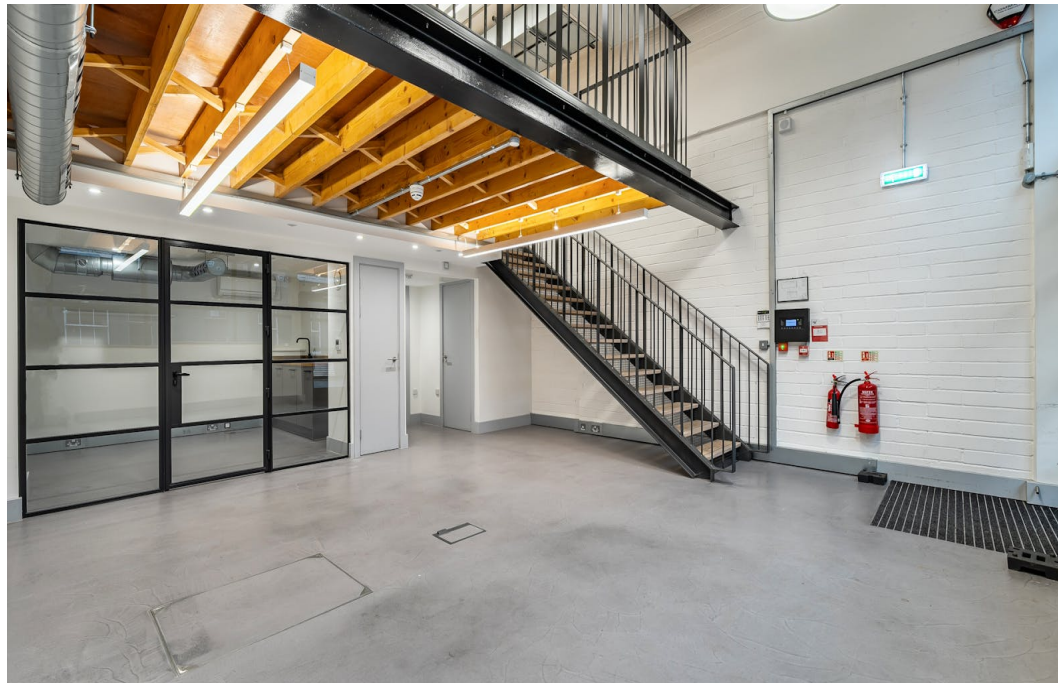


Haggerston 0.5 Miles



Canonbury 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 2	1,328	123.38	Under Offer
Ground - Unit 4	1,600	148.64	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£14 per sq ft estimated
Service Charge	£3.50 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 30/04/2026