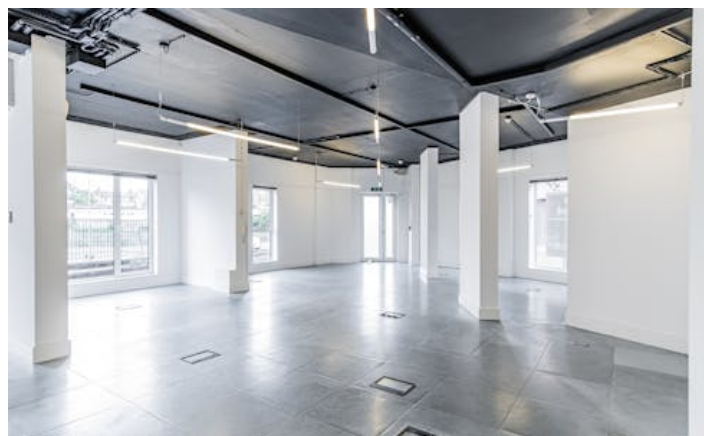


TO LET

Self-contained ground floor space less than 5 minutes from Dalston Junction station.

Kinetica, 12 Tyssen Street, E8 2FE
1,250 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 20/01/2026

TO LET

Kinetica, 12 Tyssen Street, E8 2FE
1,250 sq ft

Description

An architecturally designed space that can be used for variety of uses under Class E. The unit is situated in a building known as Kinetica on the ground floor, and benefits from its own street entrance with large windows on both elevations.

Location

Kinetica is located on the corner of Tyssen Street and Ramsgate Street which is a short walk from Dalston Junction station. The Hackney area has become increasingly popular with tech, media and design companies attracted by the good transport links and hospitality scene. The area has an abundance of parkland and open space with Hackney Downs and London Fields both close by. The A10 provides rapid access to the City and connections for the M25.

Accommodation

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,250	£19.50 /sq ft	£13.52	£1.21	£3,565.63	£42,787.50	Available
Total	1,250		£13.52	£1.21	£3,565.63	£42,787.50	

Features

- Self-contained
- Recently refurbished
- Excellent natural daylight
- Air conditioning
- Fully accessible raised floor
- Fitted kitchen

EPC

On application

Terms

On application

VAT

On application

Contact

Christopher Antoniou
07922 584 901
christopher@ellisbrowncommercial.com

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

ELLIS BROWN

TO LET

Kinetica, 12 Tyssen Street, E8 2FE
1,250 sq ft

