



# Colour House

19-29 BALLS POND ROAD & 2-26 BENTLEY ROAD  
DALSTON, LONDON N1

RECENTLY REFURBISHED MULTI-LET COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY

# Executive Summary

- **Multi-let commercial property investment** located in the heart of Dalston.
- 0.3-acre **freehold** site located within very close proximity (c.150m) to Dalston Junction station.
- Originally a factory for Moss Bros in the 1950s and latterly the Headquarters of Leyland, the property has recently been redeveloped in 2021 to provide **24,966 sq ft of newly refurbished retail** (6,970 sq ft) **and offices** (17,996 sq ft) arranged over ground, mezzanine and 3 upper floors. There are also 18 residential flats ('sold off') located in an adjacent building included within the freehold title.
- **High quality office specification** which includes a mixture of refurbished Cat A offices and 'fitted' office accommodation, **communal roof terraces** and tenant amenity.
- Outstanding ESG credentials - the office space achieving an impressive Energy Performance Certificate (**EPC**) rating of **A**.
- The retail element is single let to Leyland SDM and the offices are multi-let producing a total current rent of £771,957 per annum reflecting a **low commercial rent of £30.59 per sq ft** overall and includes a ground rent of £8,150 per annum.
- Various **asset management initiatives** to further enhance rental income and achieve NIA gains.
- Weighted Average Unexpired Lease Term (WAULT) of **5.9 years** to expiry (2.4 years to break).

We are instructed to seek offers in the region of **£9,150,000** Subject to Contract and Exclusive of VAT. A purchase at this level represents a **Net Initial Yield of 7.91%** (assuming purchaser's costs of 6.68%) and a **Capital Value of £366 per sq ft**.



Colour House is located in the vibrant district of Dalston which is the largest village in the London Borough of Hackney



Colour House

City of London

Liverpool Street

Shoreditch High Street

Hoxton

Haggerston

Kingsland Road

Dalston Junction

Dalston Lane

London Bridge

St Paul's Cathedral

Old Street Roundabout

Shoreditch Park

Regent's Canal

Colour House

Balls Pond Road

Dalston Kingsland

## Location

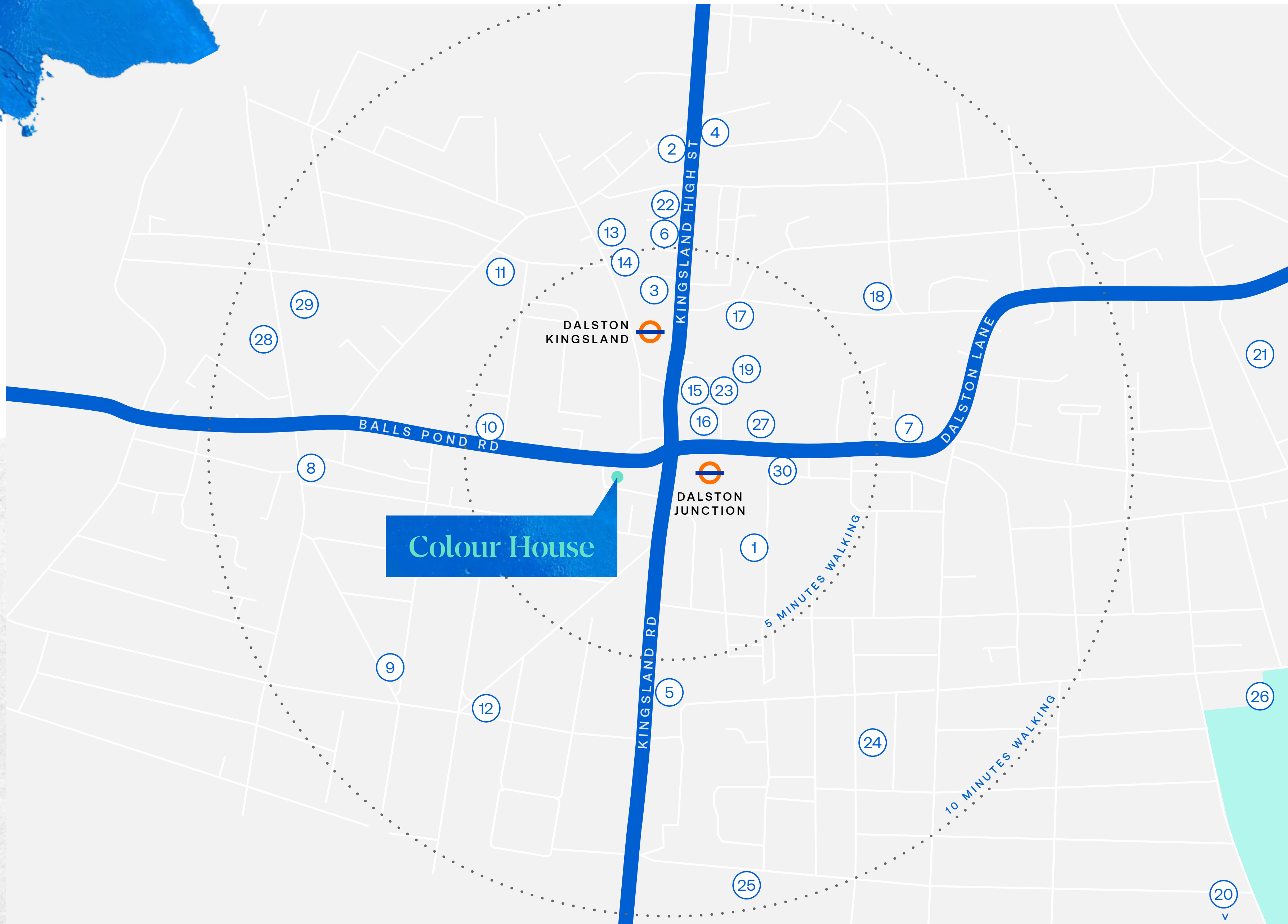
Dalston sits between **Islington** to the west and **Hackney Central** to the East and has become an increasingly 'en vogue' location to live and work offering an eclectic mix of culture, creativity, entertainment and commerce.



Dalston has benefited greatly from the £160m redevelopment of Dalston Square and Dalston Junction Overground Station in 2013 which has encouraged significant investment from a range of notable residential and commercial property developers. The local area now benefits from several new high quality residential properties and a range of businesses and new enterprises. This has resulted in a thriving local economy driven by a mixture of retail shops, cafes, restaurants, offices, bars, leisure occupiers, entertainment and live music venues. There are also a range of amenities such as the public library at Dalston Square and open spaces such as Dalston Eastern Curve Garden. Kingsland High Street nearby is also a bustling thoroughfare with various retail and food and beverage options.

Dalston is characterised by its diverse and vibrant community with a demographic profile that reflects a mixture of young professionals, families, and long-standing residents. Its dynamic local economy has made it an attractive option for businesses looking to establish or expand their presence in London. As such there has been a particular increase of media, technology and creative occupiers locating to Dalston given its strategic proximity to Old Street Roundabout and the City close by.

# Local Occupiers



## Restaurants

1. Mildreds Vegetarian
2. Stone Cave Dalston

## Cheap Eats

3. Honest Burgers
4. Nandos
5. Beer And Burger Store Dalston
6. Voodoo Ray's Pizza

## Coffee Shops

7. Allpress Espresso

## Gastropub / Pubs

8. The Hunter S
9. The Scolt Head
10. The Duke Of Wellington
11. The Railway Tavern
12. The Talbot

## Music Bars

13. Vortex Jazz And Music Bar
14. Servant Jazz Quarters
15. Cafe Oto
16. Speakeasy

## Shops

17. Kingsland Shopping Centre
18. Ridley Road Market
19. The Dusty Knuckle
20. Broadway Market
21. Burberry Outlet

## Cinema And Theatre

22. Rio Cinema
23. Arcola Theatre

## Sports And Parks

24. Queensbridge Sports And Community Centre
25. Stonebridge Gardens
26. London Fields And Lido

## Community

27. Dalston Eastern Curve Garden
28. Mildmay Library
29. King Henry's Walk Garden
30. Hackney Archive

# Situation & Connectivity



Colour House has a PTAL score of 6a (the second highest rating).

The property occupies the end of a site which fronts onto Balls Pond Road to the north which is urban in character provides two lane vehicular arterial access to other parts of the city and comprises predominantly commercial uses. Bentley Road wraps around the western and southern boundaries of the property and is characterized by mixed-use development, including residential and commercial properties. It features cobbled road surfaces and private on-street parking.

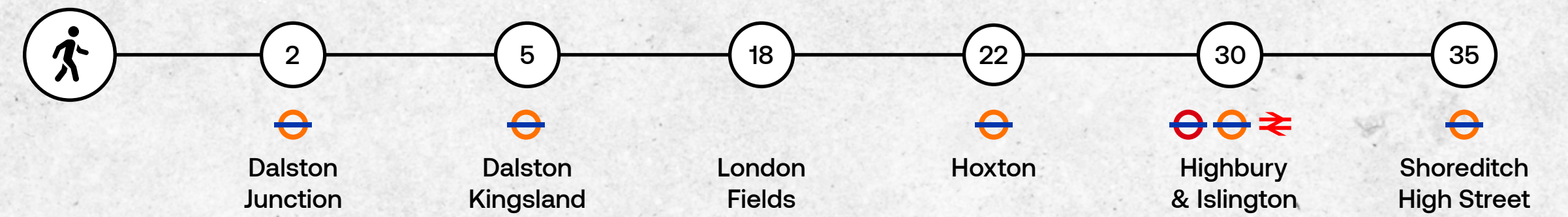
The site is across the road from Dalston Junction Station (London Overground) and less than a four minute walk to Dalston Kingsland Station (London Overground). Both stations provide access to Highbury & Islington Station (Victoria Line) in 5 minutes.

Several bus routes also serve the area, including routes offering connections to central London and surrounding areas. Direct bus routes include Victoria, Holborn and Smithfield St Bartholomew's Hospital. There is on street parking with extra space available at nearby car parks. The A10 is a major north-south route providing direct access to central London and the M25.



Travel time in minutes. Source: Google Maps

## Walking from Colour House



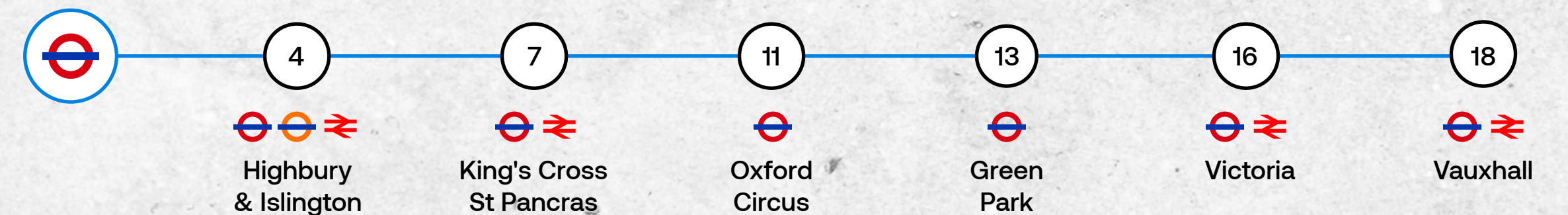
## Bus from Dalston



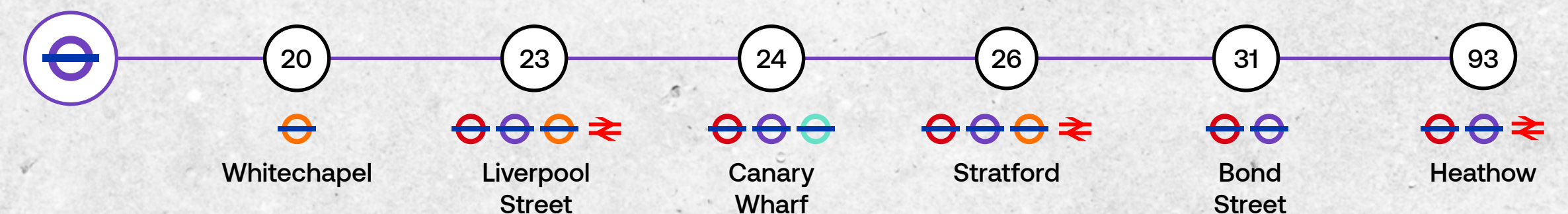
## Overground from Dalston Junction/Dalston Kingsland



## Victoria Line from Highbury & Islington



## Elizabeth line from Whitechapel



# Local Developments



## Dalston Square, E8

- Developed by Barratt Homes.
- The development included 533 flats along with a new rail station entrance for Dalston Station Overground.
- Completed in 2013.



## Kingsland Shopping Centre, E8

- Developed by Criterion Capital.
- 257 residential flats including 35 percent affordable and 21 percent London affordable rent. 33,000 sq ft plus commercial space with 50,000 sq ft of public open space.
- Planning to be submitted in 2024.



## FiftySevenEast, 51-57 Kingsland High Street, E8

- Developed by Taylor Wimpey.
- 83 private apartments designed by Jestico + Whiles alongside 15 affordable units with 11,400 sq ft of ground floor retail space on Kingsland High Street.
- Completed 2018.



## Haggerston Baths, E2

- Developed by Hackney Council (FH owner) & Castleforge Partners.
- Part demolition and refurbishment to create flexible work and event space (use class E & Sui Generis).
- Planning application submitted and decision pending.



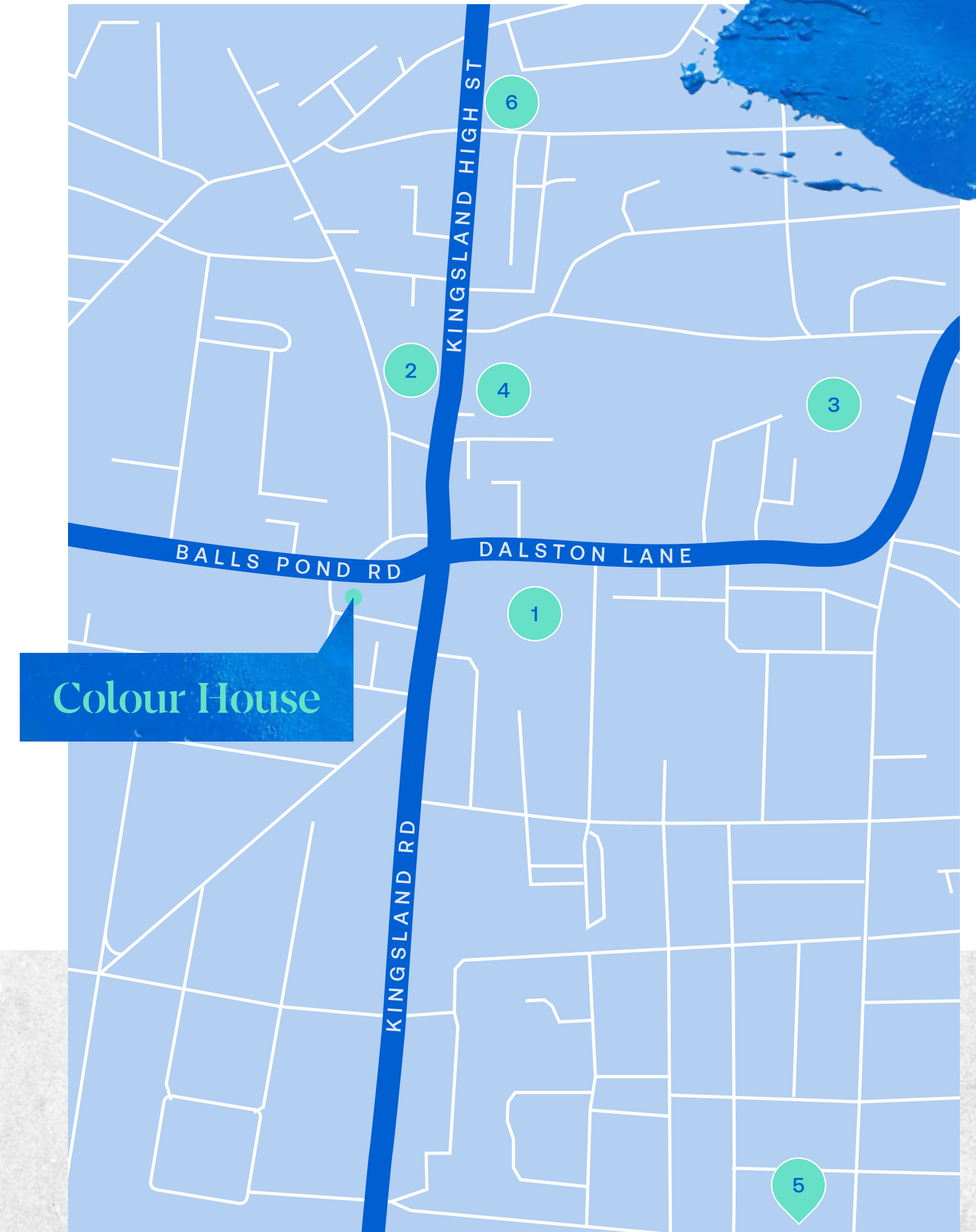
## Dalston Works, E8

- Developed by Regal London.
- One of the largest Cross Laminated Timber developments at the time of the construction in the world. Consisting of 121 residential units and 37,230 sq ft of commercial space.
- Completed in 2017.



## Kingsland Locke Aparthotel, 1 30 Kingsland High Street, E8

- Developed by Edyn.
- A new aparthotel within a mixed-use development also consisting of a restaurant, a bar and a micro-brewery. The 121 unit building has the benefit of fully fitted kitchens, living areas and laundry facilities.
- Completed in 2021.



## Description

Colour House is a **modern and attractive commercial building** designed to meet the needs of contemporary businesses and residential occupiers. The building was previously the Headquarters for Leyland and prior to that a factory for Moss Bros in the 1950s.



3rd Floor Office - Balls Pond Road



Retail



Building Rear



Ground Floor Entrance



Ground Floor Office Studio Unit



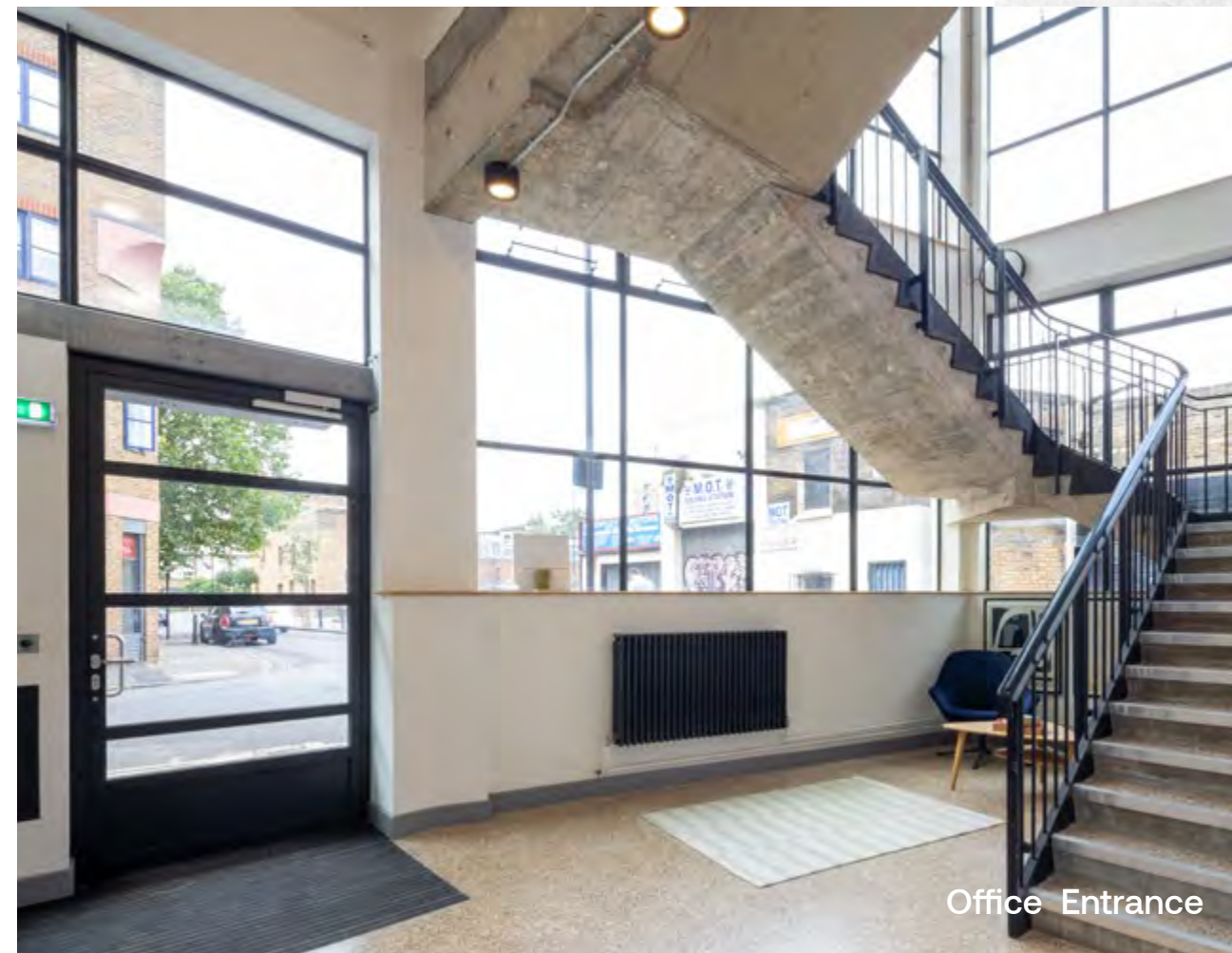
1st Floor Offices - Balls Pond Road

Colour House features a modern façade with large 'crittal style' windows and generous floor-to-ceiling heights providing excellent levels of natural light throughout. The building's contemporary design integrates well with the urban landscape of Dalston. The interior spaces offer flexibility providing both open plan and customised, self-contained units to suit various business requirements.

The property was repositioned and comprehensively refurbished in 2021 to provide 24,966 sq ft (2,319.6 sq m) of newly refurbished retail and office accommodation alongside 18 residential ('sold off') flats which are accessed via a separate adjacent dedicated residential entrance and included within the freehold title.



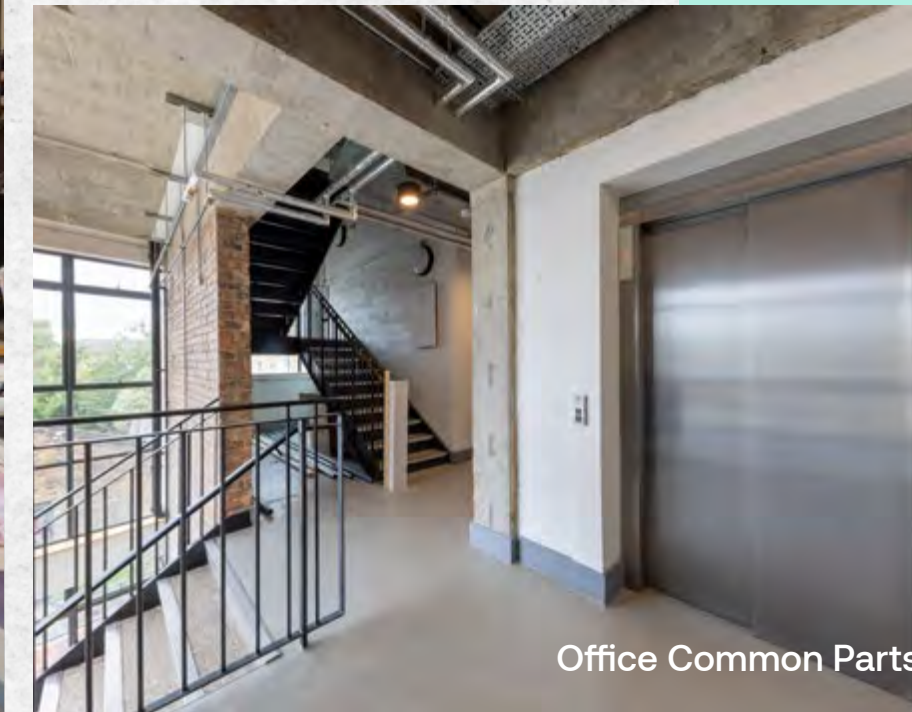
# Specification



Office Entrance



Ground Floor Office Studio Unit



Office Common Parts

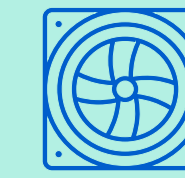


3rd Floor Office - Balls Pond Road

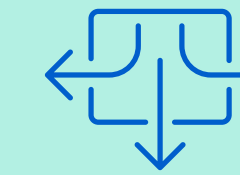


3rd Floor Communal Terrace

The **commercial specification** can be summarised as follows:



New VRF air conditioning providing heating and cooling



AHU providing fresh air



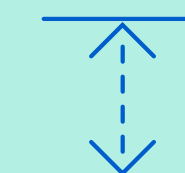
Full access metal raised floors



16 WCs (of which 8 disabled), 2 showers and approximately 29 outdoor covered cycle spaces with a further 20 uncovered spaces



New double glazed 'crittall style' windows



Impressive clear floor-to-ceiling heights of between circa 2.5m – 2.9m on the upper office floors, approximately 2.4m at ground and in excess of 3m in the office studios and retail space.



PIR controlled intelligent low energy output moderated lighting system



PIR security alarm system linked with door contact alarms at each level

# Accommodation

The commercial accommodation areas can be summarised as follows:

## Office

### Balls Pond Road Offices:

- 1st – 3rd floors totalling 9,956 sq ft (924.9 sq m) overlooking Balls Pond Road.
- Includes a 194 sq ft meeting room amenity currently shared by the occupiers of the building.

### Bentley Road Office Units 2-7:

- Comprises 6 individual ground and mezzanine self-contained office units accessible from Bentley Road totalling 7,846 sq ft (728.9 sq m)
- Units typically range from 941 to 1,559 sq ft.

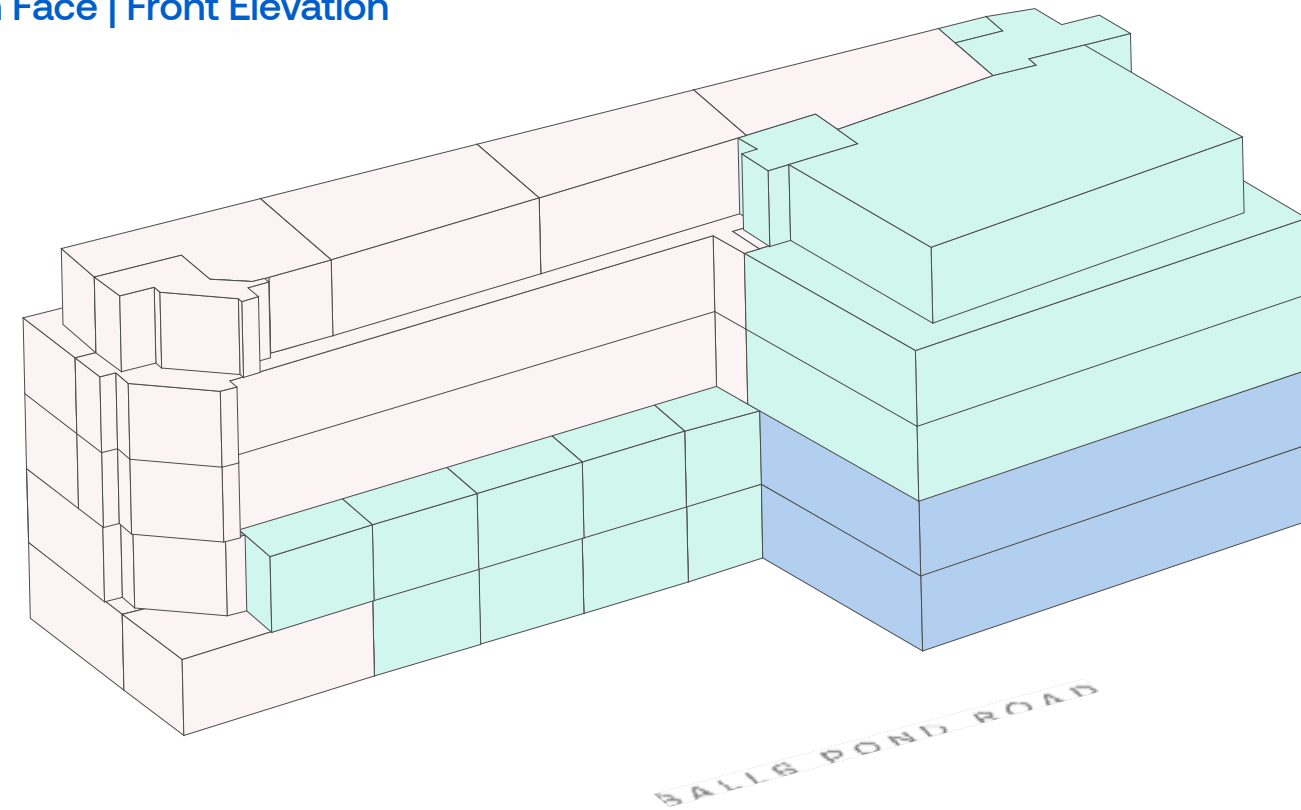
## Retail

### Balls Pond Road:

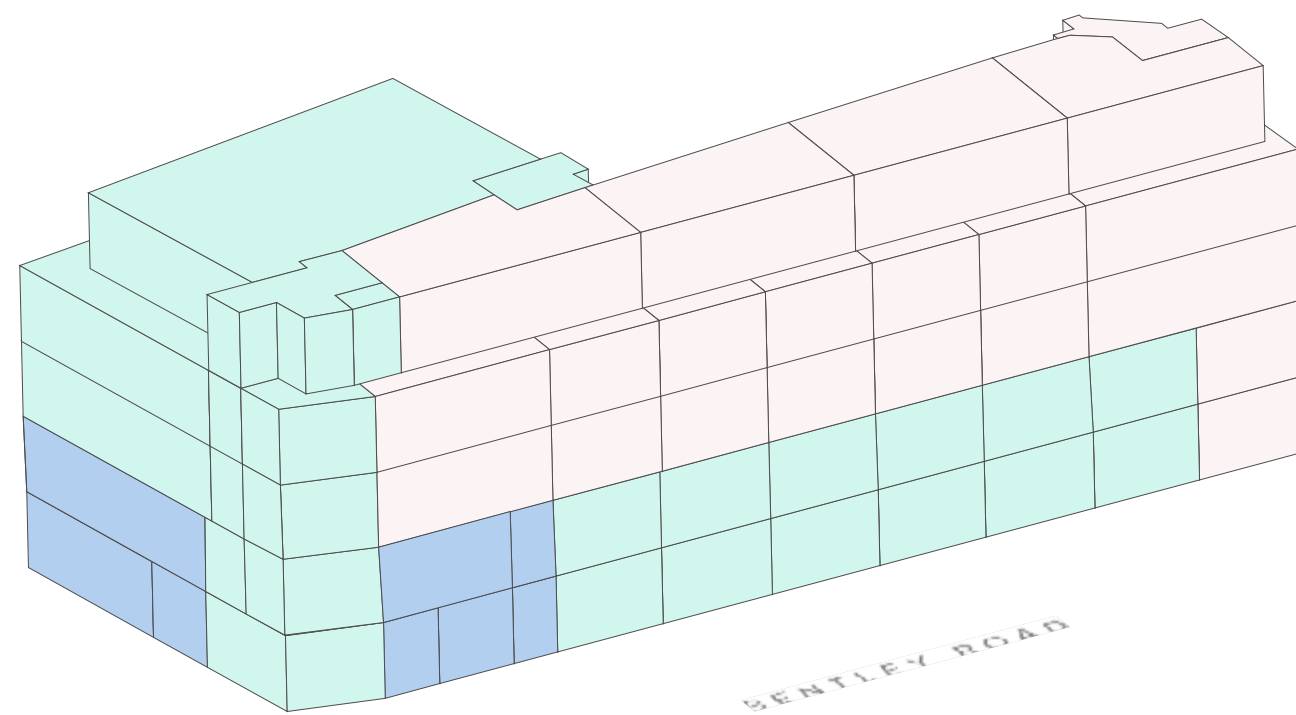
- 6,970 sq ft (647.5sq m) single retail unit arranged over ground and mezzanine level fronting the main road (Balls Pond Road) with a large rear loading bay for servicing and deliveries.

## Use Distribution

### North Face | Front Elevation



### South Face | Rear Elevation



Key: ● Office ● Retail ● Residential

## Commercial Accommodation Schedule:

The building has been measured in accordance with the Code of Measuring Practice by Lane & Frankham (the report can be provided upon request). The areas can be summarised as follows:

Demise	Use	GIA sq ft	GIA sq m	NIA sq ft	GIA sq m
<b>19-29 Balls Pond Road</b>					
Ground	Retail	4,158	386.3	3,946	366.6
Mezzanine	Retail	3,246	301.6	3,024	280.9
First	Office	4,805	446.4	3,753	348.7
Part Second	Office	4,538	421.7	3,691	342.9
Part Second	Meeting Room	194	18.0	194	18.0
Third	Office	3,279	304.5	2,512	233.4
<b>Subtotal</b>		<b>20,220</b>	<b>1,878.5</b>	<b>17,120</b>	<b>1,590.5</b>
<b>2-26 Bentley Road (Units 2-7)</b>					
Ground	Office	5,653	525.2	4,348	404.0
Mezzanine	Office	3,674	341.3	3,498	325.1
<b>Subtotal</b>		<b>9,327</b>	<b>866.5</b>	<b>7,846</b>	<b>729.1</b>
<b>Total</b>		<b>29,547</b>	<b>2,745.0</b>	<b>24,966</b>	<b>2,319.6</b>

# Floor Plans

The building has been measured in accordance with the Code of Measuring Practice by Lane & Frankham (the full report can be provided upon request). A selection of the floorplans are illustrated below:

Key: ○ Office ▨ Terrace ○ Retail ○ Core

Not to scale. Indicative only.



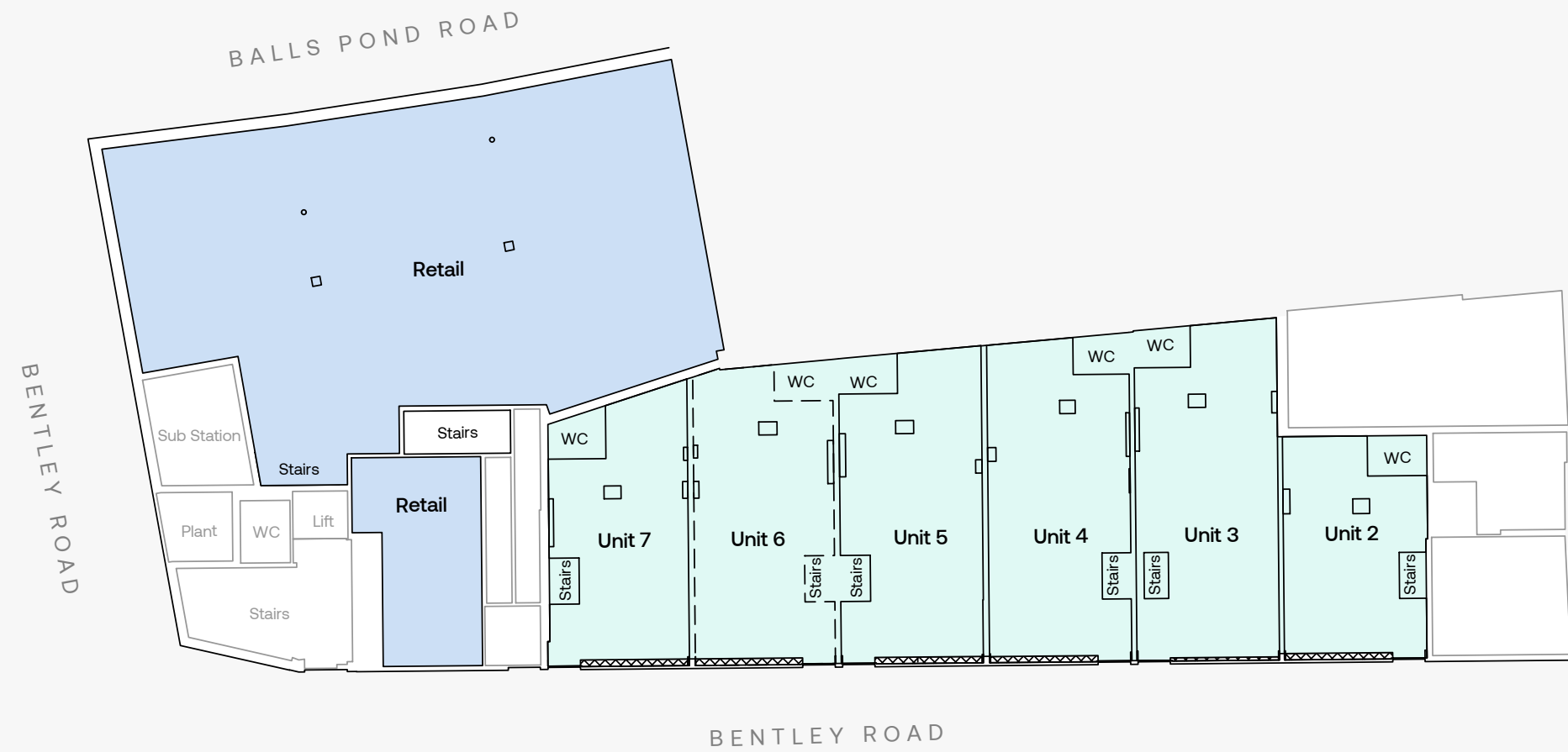
## Ground

### Office

- 4,349 sq ft
- 404.0 sq m

### Retail

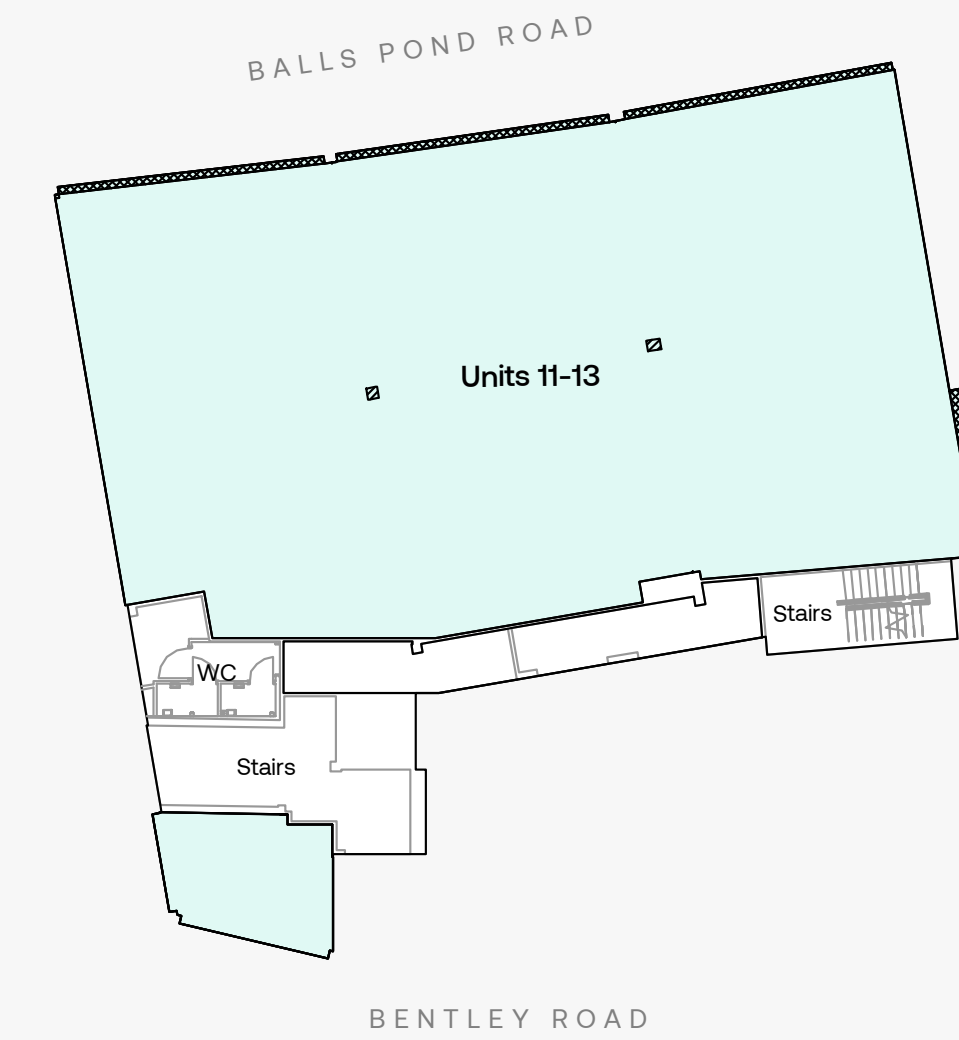
- 3,946 sq ft
- 366.6 sq m



## Second

### Office

- 3,885 sq ft
- 360.9 sq m



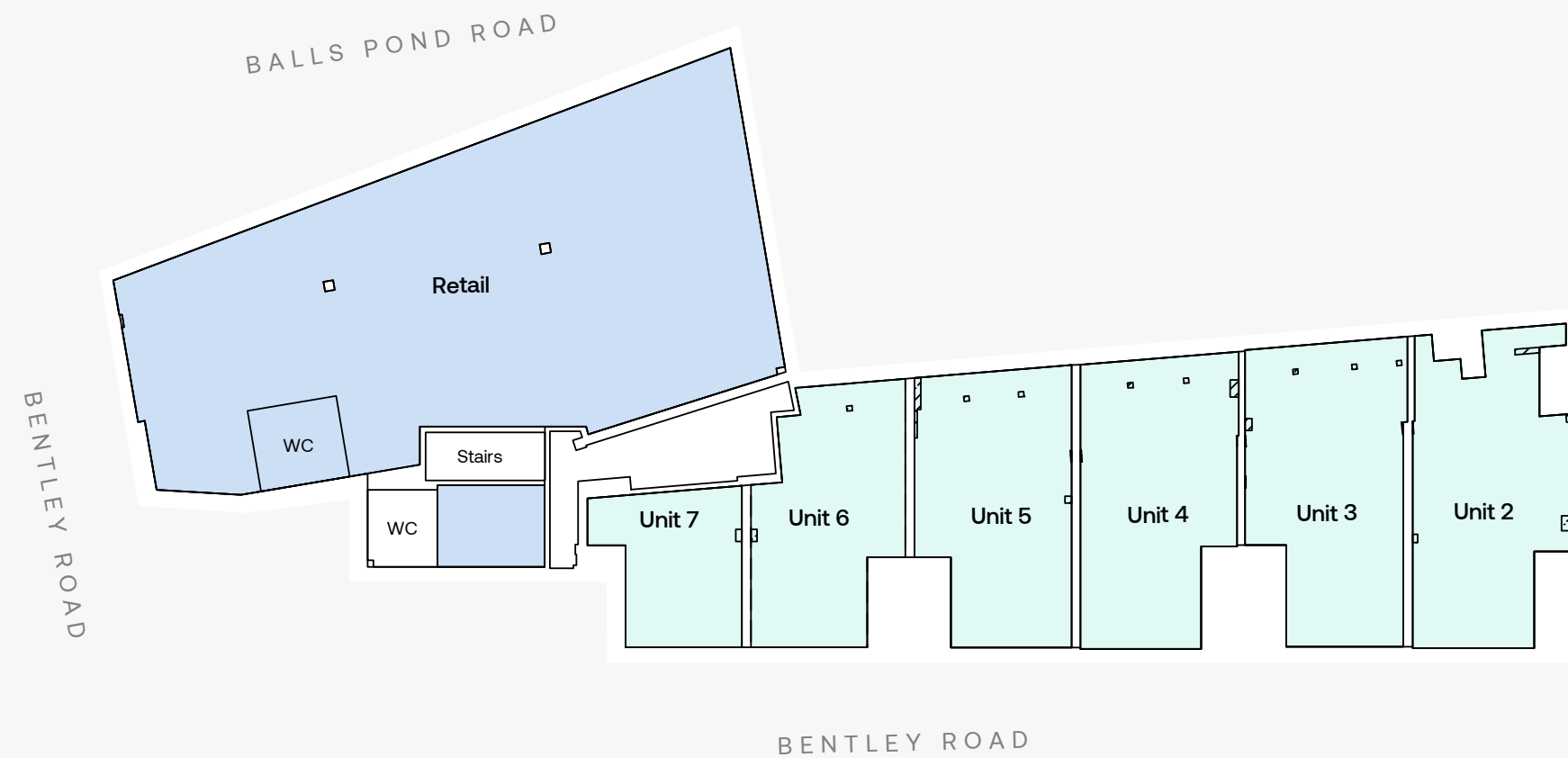
## Mezzanine

### Office

- 3,498 sq ft
- 325.1 sq m

### Retail

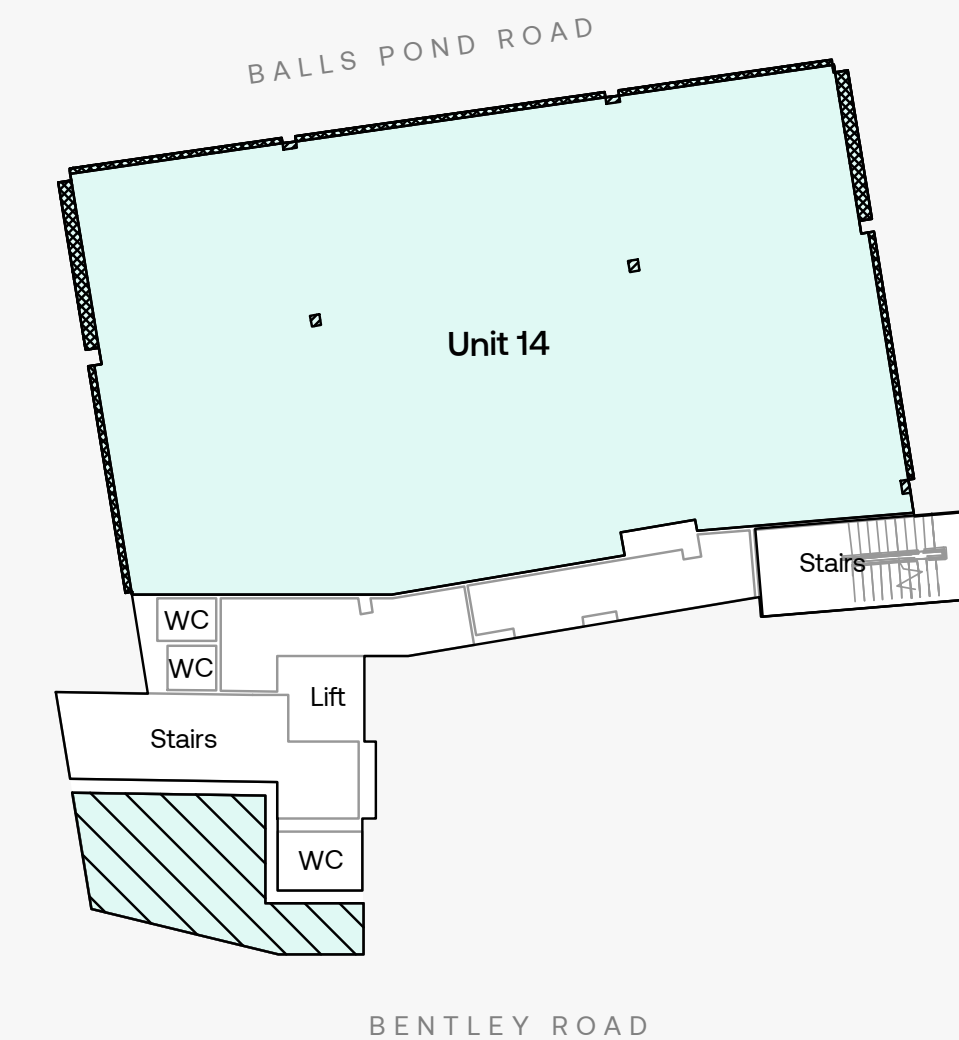
- 3,024 sq ft
- 280.9 sq m



## Third

### Office

- 2,512 sq ft
- 233.4 sq m

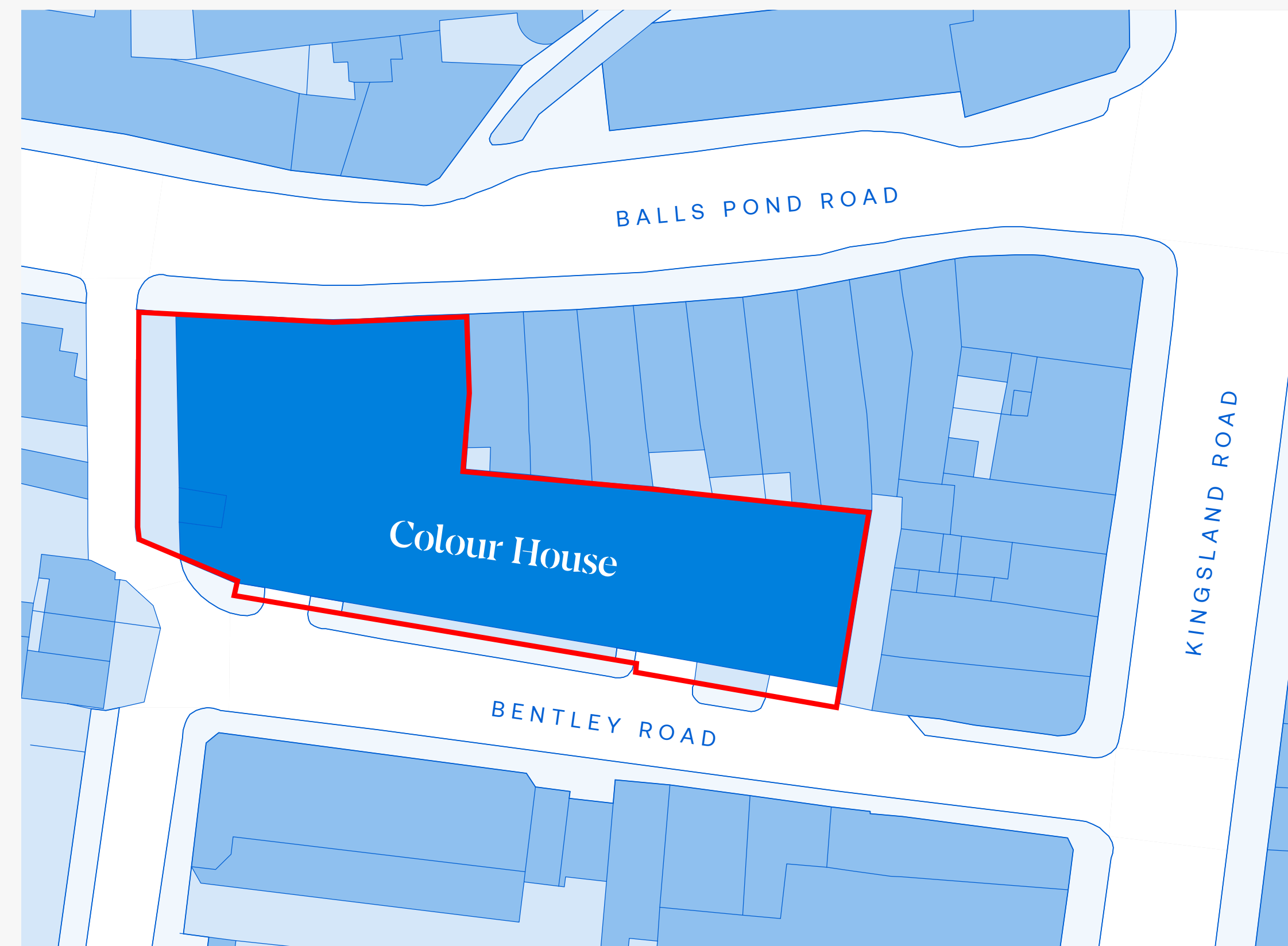




Communal Roof Terrace

## Tenure

The property is held freehold (title number - NGL299244).  
The approximate demise of the Freehold is as follows:



Not to scale. Indicative only.

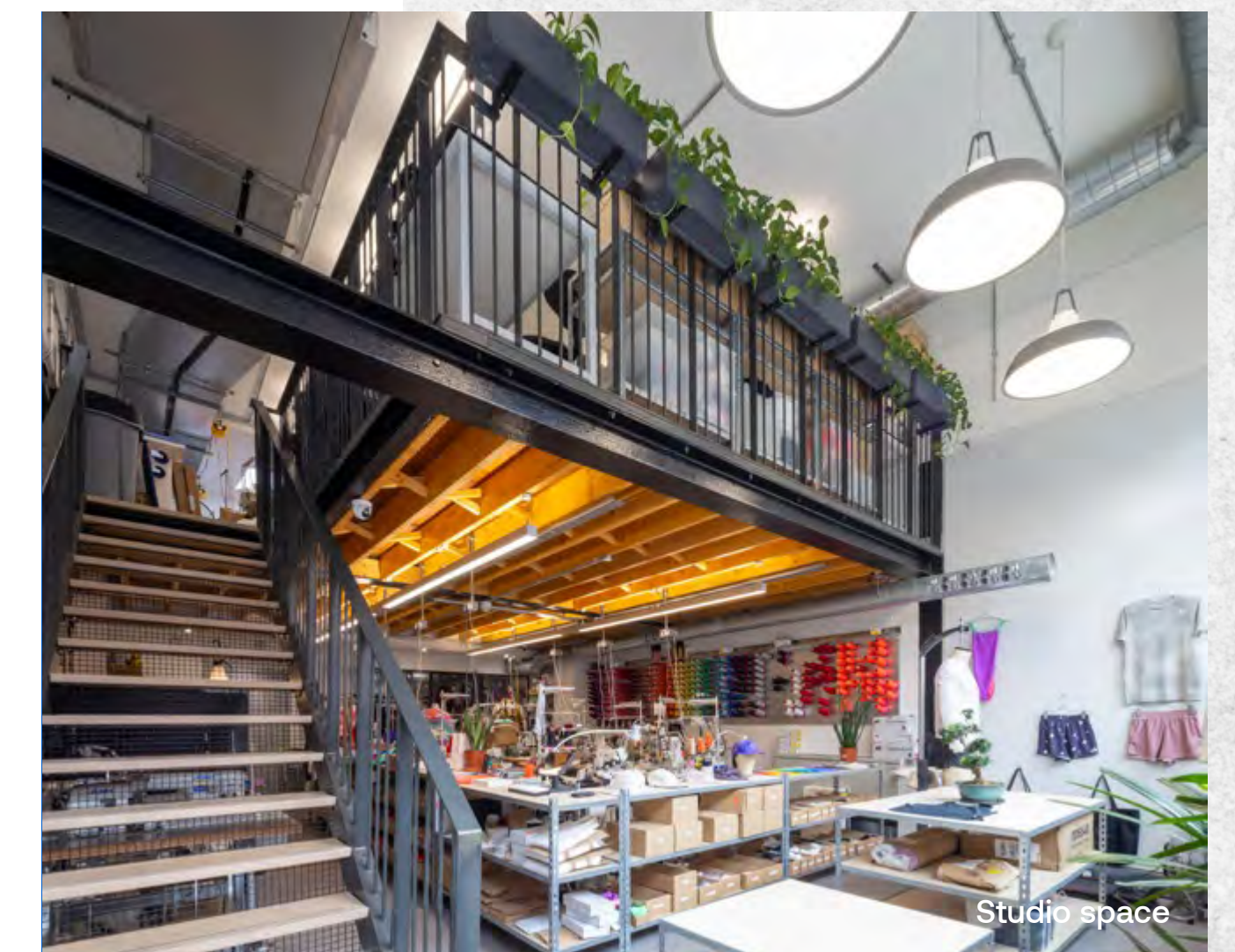


The property is multi-let to 9 commercial tenants on effective full repairing and insuring terms producing a total rent £771,957 per annum reflecting a low commercial rent of £30.59 per sq ft overall, an average office rent of £34.66 psf and a retail rent of £20.09 per sq ft. The total rent also includes a small ground rent of £8,150 per annum. The property has a commercial WAULT of 5.9 to lease expiry and 2.4 to break.

Floor	Tenant	NIA (Sq Ft)	Lease Start	Rent Review	Break Option	Lease Expiry	Rent Pa	Rent Psf	Security Of Tenure	Comments
<b>Retail (19-29 Balls Pond Road)</b>										
Ground	Leyland SDM Limited	6,970	04/06/2019	04/06/2029 04/06/2034	04/06/2029 04/06/2034	03/06/2039	£140,000	£20.09	Yes	Tenant only break exercisable upon 6 months' written notice. 5 yearly open market rent reviews.
<b>Retail Subtotal</b>		<b>6,970</b>					<b>£140,000</b>	<b>£20.09</b>		
<b>Offices</b>										
<b>19-29 Balls Pond Road</b>										
3rd 2nd Part 1st (Units 9-14)	Couple Keys Limited	2,512 3,691 2,568 8,771	01/05/2024	-	29/04/2027	29/04/2029	£316,260	£36.06	No	Tenant only break exercisable upon 6 months' written notice.
2nd (Meeting Room)	Vacant	194					£0.00		n/a	The meeting room is currently used by existing tenants but it is not demised within any lease.
Part 1st (Unit 8)	Sound Network Limited	1,185	18/12/2023	-	17/12/2026	17/12/2028	£39,600	£33.42	No	Tenant only break exercisable upon 6 months' written notice. 1 month rent free granted to tenant if the tenant does not exercise the break.
<b>2-26 Bentley Road</b>										
Unit 2	Sojo Services Limited	1,204	02/12/2022	-	02/12/2025	01/12/2027	£41,832	£34.74	No	Tenant break exercisable upon 6 months' written notice.
Unit 3	Hot Futures Limited	1,559	25/08/2022	-	25/08/2025	24/08/2027	£51,849	£33.26	No	Tenant break exercisable upon 6 months' written notice.
Unit 4	Studio Nari Limited	1,475	22/03/2023	-	22/03/2026	21/03/2028	£50,765	£34.42	No	Tenant break exercisable upon 6 months' written notice.
Unit 5	Usual Objections Limited	1,405	16/05/2022	-	15/05/2025	15/05/2027	£48,783	£34.72	No	Tenant break exercisable upon 3 months' written notice.
Unit 6	Management Artists Limited	1,262	31/08/2022	-	16/05/2025	30/08/2027	£41,130	£32.59	No	Tenant break exercisable upon 6 months' written notice.
Unit 7	Diversity Limited	941	01/04/2022	-	31/03/2025	31/03/2027	£33,588	£35.69	No	Tenant break exercisable upon 3 months' written notice.
<b>Offices Subtotal</b>		<b>17,996</b>					<b>£623,807</b>	<b>£34.66</b>		
<b>Residential (2-26 Bentley Road)</b>										
18 Flats	Various	12,225 (NSA)	01/11/2020		-	31/10/2145	£8,150	-	-	Flats 'sold off' separately on 125 year leases. More detailed tenancy information available upon request.
<b>Residential Subtotal</b>		<b>12,225 (NSA)</b>					<b>£8,150</b>			
<b>Total</b>		<b>24,966 *</b>					<b>£771,957</b>	<b>£30.59</b>		<b>* excluding the residential area</b>

# Tenants

Tenant	Description	% of total income
<b>Retail</b>		
Leyland SDM Limited	Leyland SDM is one of the most recognisable and trusted decorating and DIY brands in Central London where it distributes paint, tools, ironmongery and accessories from 33 branches. Leyland SDM is owned by Grafton Group PLC and are a constituent of the FTSE 250. They currently have 34 stores throughout the capital. In 2023 Leyland SDM Ltd had turnover of £69.3 million, £5.6 million of Net Profit and Net Assets of £30.4m and have a Dun & Bradstreet rating of 2A3 (lower than average risk)	18%
<b>Office</b>		
Couple Keys Limited	Podcast production company host to a number of well-known podcasts. The office space is fitted out with podcast studios throughout. Couple Keys Limited has a D&B rating of low to moderate with a net worth score of B & a risk indicator of 1 (minimum risk).	41%
Hot Futures Limited	An independent eyewear brand from East London, redefining the frame game with style-lead handcrafted, premium acetate sunglasses. The eyewear brand have had features in Vogue, Pause and Wonderland throughout 2024.	7%
Studio Nari Limited	London-based design and branding agency. Established to break free from traditional design boundaries, we place the human experience at the forefront of everything we create. Clients range from Adidas to Netflix and the V&A to Universal Music Group.	7%
Usual Objections Limited	Boutique sportswear brand ethically hand made in East London with a focus on swimwear and running gear.	6%
Management Artists Limited	With offices in four locations worldwide including Milan, New York and Paris, Managements Artists Limited create brand creativity and strategy and curate world leading talent to produce inspiring & creative brand communications	5%
SOJO Services Limited	Door to door clothing alterations and repairs with delivery to your doorstep using an online booking system. The company was started in 2021 with the mission to make clothing more sustainable and accessible.	5%
Sound Network Limited	A pro auditor distributor who are a wholly owned subsidiary of DPA Microphones and their distribution partners in the UK. DPA has a reputation for building some of the most accurate and musical-sounding microphones on the planet.	5%
Divercity Limited	An architecture and interior design studio with offices in London (RIBA Chartered Practice) and Athens. Their international portfolio includes hotels and restaurants, private residences, apartments and offices, student housing and cultural institutions. Their award-winning designs have been published worldwide.	4%



## Market Context

The office space is let at an average of **£34.66 per sq ft** which is low in relative to the rest of London submarkets. Strong future rental growth is expected in the submarket as SMEs continue to thrive and demand cheap alternative office space.



## Asset Management Initiatives

- Opportunity to explore the removal of tenant break options in order to increase the WAULT.
- Look to increase future rents through implementing a 'fitted' and or managed office strategy upon expiry / breaks.
- Future opportunity to convert the commercial accommodation to an alternative use subject to gaining the necessary consents.
- Potential to increase the NIA at 19-29 Balls Pond Road by:
  - a) incorporating the c 200 sq ft communal meeting room on the 2nd floor into the lease of an existing or a future tenancy.
  - b) incorporating and 'rentalising' the corridor areas (c 700 sq ft in total) in the Balls Pond Road offices where there is a single tenant on the floor. These areas are not currently included as the floors were configured in anticipation of multiple tenancies per floor.



First Floor Office

## Further Information

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### Use

The property benefits from Use Class E in the commercial space.

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### Planning

The property is located in the London Borough of Hackney and the building is not listed.

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### VAT

The building is elected for VAT. It is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

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### EPC

Office space: A  
Retail space: B

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### Dataroom

Access to the dataroom can be provided upon request.

## Proposal

We are instructed to seek offers in the region of **£9,150,000** Subject to Contract and Exclusive of VAT. A purchase at this level represents a **Net Initial Yield of 7.91%** (assuming purchaser's costs of 6.68%) and a **Capital Value of £366 per sq ft.**

## Contact

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