

82 Kingsland Road, Hoxton, London, E2 8DP

TO LET / FOR SALE

Class E Retail / Leisure / Office / Studio
/ Gallery

10,905 sq ft / 1,013.1 sq m

£39.50 per sq ft / £5,000,000

Prominent Shoreditch Gallery/Showroom Premises



- Self-contained
- Active Kingsland Road and Union Walk frontage
- Excellent dual-aspect natural light
- Superb ceiling heights throughout inc. basement
- Full HVAC
- Fibre optic connectivity
- Dedicated rear loading with yard space/parking
- Possibility for F1 planning use

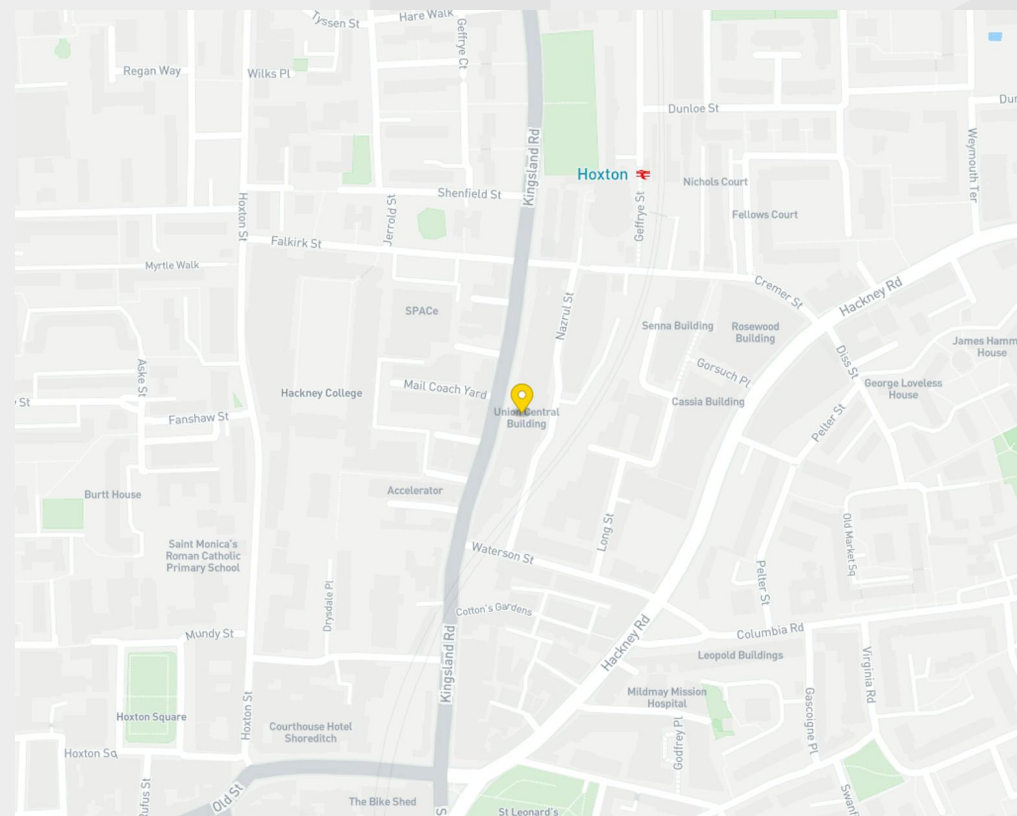


Description

The premises have a highly bespoke fitout consisting of a number of demountable partitions, however the ground and first floor units can be delivered to provide an excellent open plan unit benefiting from dual aspect natural light, minimal pillars, good ceiling heights, and air conditioning throughout, whilst the basement has excellent ceiling heights and benefits from light wells/pavement lights as well as natural air ventilation.

Location

Situated in a great location on Kingsland Road, close to the junction with Waterson Street and Cremer Street and being very close to Hoxton Station. There is a range of restaurants, bars and coffee shops in the immediate area as well as local supermarkets.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Lower Ground	3,718	345.4	-	-	n/a	n/a	Available
Ground	3,648	338.9	-	-	n/a	n/a	Available
1st	3,539	328.8	-	-	n/a	n/a	Available
Unit	10,905	1,013.1	£39.50	£5,000,000.00	£14.97	On application	Available

Tenure

New Lease

EPC

C

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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Further Information

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