



1 Kingsland High Street

London, E8 2JS

Serviced Office in the heart of Dalston

30 to 439 sq ft
(2.79 to 40.78 sq m)

- Serviced office
- All inclusive rent
- Prime Dalston location
- Multiple reception areas
- Kitchen

1 Kingsland High Street, London, E8 2JS

Description

Former Bank property, converted into serviced offices, currently used by a solicitors practice.

1 Kingsland High Street is arranged over 6 floors which includes both a basement and mezzanine floor. The building has been recently refurbished and benefits from a large reception area with waiting room, Kitchen and WC's on each floor.

The property would suit a range of occupiers from professional office, medical and alternative wellness/leisure users.

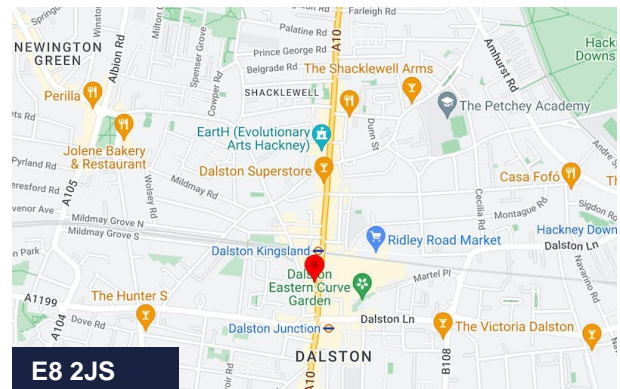
Location

The property is situated in a prime corner position in the heart of Dalston Town Centre, yards away from Dalston Junction station. Kingsland High Street (A10) and Dalston Road (A104) are prominent through-roads, allowing for quick and easy access into the City and West End. The property is well served by local and national operators such as McDonalds, Barclays Bank, Costa Coffee, Tortilla Paddy Power and Kingsland Shopping Centre.

Accommodation

The accommodation comprises of the following

Floor/Unit	Description	Building Type	sq ft	Availability
3rd	Room 1	Serviced Office	187	Available
3rd	Room 2	Serviced Office	75	Available
3rd	Room 3	Serviced Office	180	Available
3rd	Room 4	Serviced Office	296	Available
3rd	Room 5	Serviced Office	170	Available
2nd	Room 6	Serviced Office	202	Available
2nd	Room 7	Serviced Office	386	Available
2nd	Room 8	Serviced Office	239	Available
2nd	Room 9	Serviced Office	90	Available
2nd	Room 10	Serviced Office	216	Available
1st	Room 11	Serviced Office	140	Available
1st	Room 12	Serviced Office	205	Available
1st	Room 13	Serviced Office	168	Available
1st	Room 14	Serviced Office	239	Available
1st	Room 15	Serviced Office	439	Available
Ground	Room 16	Serviced Office	53	Available
Ground	Room 17	Serviced Office	47	Available
Ground	Room 18	Serviced Office	40	Available
Ground	Room 19	Serviced Office	45	Available
Ground	Room 20	Serviced Office	45	Available



Summary

Available Size	30 to 439 sq ft
Rent	£70 per sq ft All inclusive
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	D

Viewing & Further Information



Lucy Stephens
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Floor/Unit	Description	Building Type	sq ft	Availability
Ground	Room 21	Serviced Office	30	Available
Ground	Room 22	Serviced Office	32	Available
Ground	Room 23	Serviced Office	32	Available
Ground	Room 24	Serviced Office	50	Available
Ground	Room 25	Serviced Office	185	Available
Total			3,791	

Specification

Newly refurbished

Kitchen

WC's

Lifts to all floors

Reception areas

Viewings

Strictly via appointment only by Stirling Ackroyd

Terms

Serviced office on flexible terms, all inclusive rent.



