

ELLIS BROWN

OFFICE TO LET

Self-contained commercial property available on flexible lease terms

Ability Plaza, 308 Kingsland Road, E8 4DB
2,844 sq ft



Ellis Brown
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Description

Self-contained commercial premise with excellent natural light. The demise is offered fully furnished with three meeting rooms, kitchen, air conditioning and shower facilities over Ground and Mezzanine levels. The extensive glass frontage provides excellent branding opportunities for prospective tenants. The unit is available on a lease for up to 2 years.

Location

308 Kingsland Road is located in a prominent position on the corner of Kingsland Road and Arbutus Street. The property is a 2 minute walk from Haggerston Station (Overground Line), as well as a 10 and 12 minute walk from Dalston Junction and Hoxton Station respectively. Each station provides good access links into Shoreditch and Whitechapel Overground Stations.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,795	166.76	£29.50	£17.28	n/a	£6,997.51	£83,970.10	Available
Mezzanine	1,049	97.46	£29.50	£17.28	n/a	£4,089.35	£49,072.22	Available
Total	2,844	264.22	£29.50	£17.28		£11,086.86	£133,042.32	

Features

Self-contained
Installed meeting rooms
Excellent natural light
Extensive glass frontage
Air conditioning
Moments from Stonebridge Gardens
Available on a lease for up to 2 years

EPC

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Terms

On application

VAT

Applicable

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