



TO LET

**Paintworks, 99-101
Kingsland Road, London,
E2 8AG**

3,478 sq ft

**SHOREDITCH OPEN
PLAN GROUND AND
LOWER GROUND FLOORS**



Description

Comprising a new build ground and lower ground commercial unit with excellent floor to ceiling heights throughout, light wells and cut backs allowing natural light to the lower ground floor, wc facilities and prominent frontage to Falkirk Street - being a particular benefit to showroom occupiers. The landlord will provide a bespoke fit out within the package - to be agreed

Location

On the corner of Falkirk Street and Kingsland Road, a thriving high street with a varied mix of retail, restaurants, bars and showrooms. The area is considered one of the most up and coming locations in Shoreditch, popular with media and technology office occupiers, fashion designers and showrooms.

Key points

- PERFECT SHOWROOM SPACE
- CLOSE TO HOXTON STATION
- LARGE OPEN PLAN FLOORS





Rents, Rates & Charges

Lease	New Lease
Rent	£52,500 per annum
Rates	to be confirmed
Service Charge	£2,464 per annum
VAT	Applicable
EPC	B (49)

Viewing & Further Information



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