



1 Kingsland High Street

London, E8 2JS

**Prime corner building
office in the heart of
Dalston**

8,215 sq ft
(763.20 sq m)

- Prime Dalston location
- Multiple reception areas
- Lift access
- Kitchen
- WC's

1 Kingsland High Street, London, E8 2JS

Description

Comprising a former Bank property which has been converted into offices, currently used by a solicitors practice. The property currently interlinks with 1 Balls Pond Road which is also available and can provide an additional 4972 sq ft.

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, lifts to each floor, Kitchen and WC's.

The property would be ideally suited for similar type users or medical practices.

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

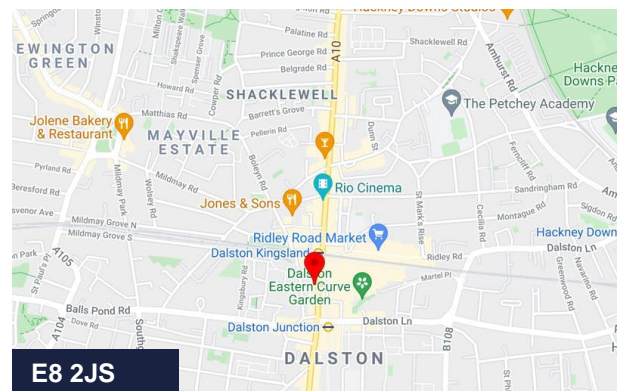
Name	Sq ft	Sq m	Availability
Basement	830	77.11	Available
Ground	2,048	190.27	Available
Mezzanine	1,120	104.05	Available
1st	1,540	143.07	Available
2nd	1,355	125.88	Available
3rd	1,322	122.82	Available
Total	8,215	763.20	

Viewings

Strictly via appointment only by Stirling Ackroyd and joint agents Willmotts

Terms

Assignment of an existing FRI lease from 30th Junes 2006 for a term of 20 years which is to expire on and including 31st May 2026. We also understand that this lease is contracted outside the security of the L&T Act 1954.



Summary

Available Size	8,215 sq ft
Rent	£202,217 per annum
Rates Payable	£49,290 per annum
EPC Rating	D

Viewing & Further Information



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