



1 Kingsland High Street And 4 Balls Pond Road

E8 2JS

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

13,187 sq ft
(1,225.11 sq m)

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

1 Kingsland High Street And 4 Balls Pond Road, London, E8 2JS

Description

Comprising two interlinking commercial buildings, one of which is a former Bank property, converted into 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, lifts to each floor, Kitchen and WC's. This building links into 4 Balls Pond Road which comprises a ground and first floor lateral office building with multiple ground floor entrances.

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

Name	Sq ft	Sq m	Availability
Basement	830	77.11	Available
Ground	4,270	396.70	Available
Mezzanine	419	38.93	Available
1st	4,117	382.48	Available
2nd	1,355	125.88	Available
3rd	1,322	122.82	Available
Total	12,313	1,143.92	

Specification

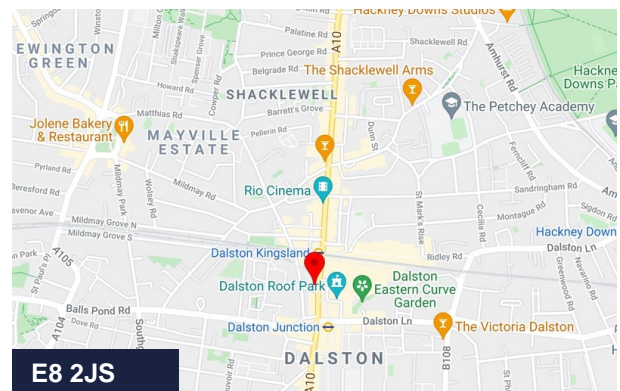
Newly refurbished
Kitchen
WC's
Lifts to all floors
Reception areas

Viewings

Strictly via appointment only by Stirling Ackroyd and joint agents Willmotts

Terms

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Summary

Available Size	13,187 sq ft
Rent	£363,720 per annum
Rates Payable	£49,290 per annum
EPC Rating	D

Viewing & Further Information



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