



**STIRLING
ACKROYD**

FOR SALE

**82 Kingsland Road,
London, E2 8DP**

10,905 sq ft

Prominent Shoreditch
warehouse style
premises over three
floors



VIDEO TOUR

stirlingackroyd.com



Description

Comprising the lower ground, ground and first floors of a beautiful former warehouse property which is currently occupied by Flowers Gallery.

The ground floor benefits from very high ceilings, window frontage to Kingsland Road and rear access to Union Walk/Nazrul Street. A wide staircase links the ground and first floor - which is currently occupied as gallery and office studio space. However the internal partitions could be removed to provide a completely open plan space which will be flooded with natural light thanks to the large windows front and back. The lower ground floor is accessed via a stairwell at the rear of the building and could be self contained by using the Union Walk entrance.

Location

Situated in a great location on Kingsland Road, close to the junction with Waterson Street and Cremer Street and being very close to Hoxton Station. There is a range of restaurants, bars and coffee shops in the immediate area as well as local supermarkets.

Key points

- Ground floor with street frontage
- Front and rear access
- Vendor will consider a sale and leaseback of the lower ground floor
- Excellent ceiling height
- Fantastic natural light
- DDA compliant
- Former warehouse
- High ceilings





Accommodation

Name	sq ft	sq m	Availability
1st	3,539	328.78	Available
Ground	3,648	338.91	Available
Lower Ground	3,718	345.41	Available

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Rents, Rates & Charges

Price	potential for a sale and leaseback of the lower ground floor
Rates	£163,200 per annum
Service Charge	to be confirmed
VAT	On application
EPC	C (64)

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