

FOR SALE

82 Kingsland Road, London, E2 8DP

10,905 sq ft

Prominent Shoreditch warehouse style premises over three floors





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

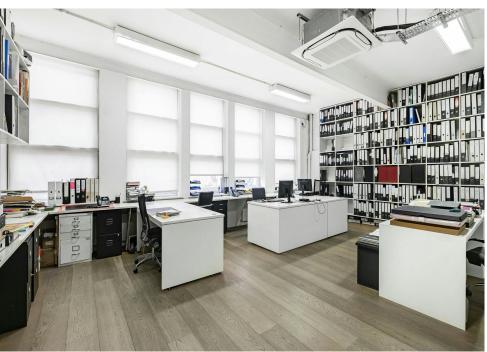
Situated in a great location on Kingsland Road, close to the junction with Waterson Street and Cremer Street and being very close to Hoxton Station. There is a range of restaurants, bars and coffee shops in the immediate area as well as local supermarkets.

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

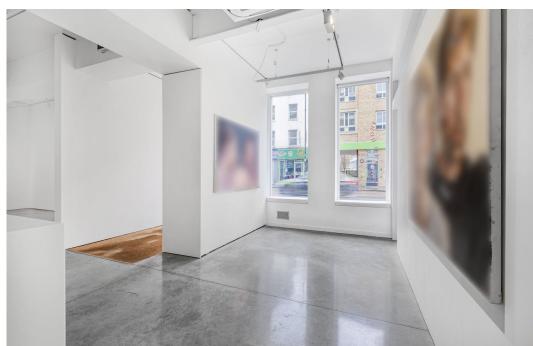












Accommodation

| 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 |

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) |

Viewing & Further Information



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