

# Ability Plaza, 308 Kingsland Road, Dalston, London, E8 4DB

**TO LET**

Office / Retail

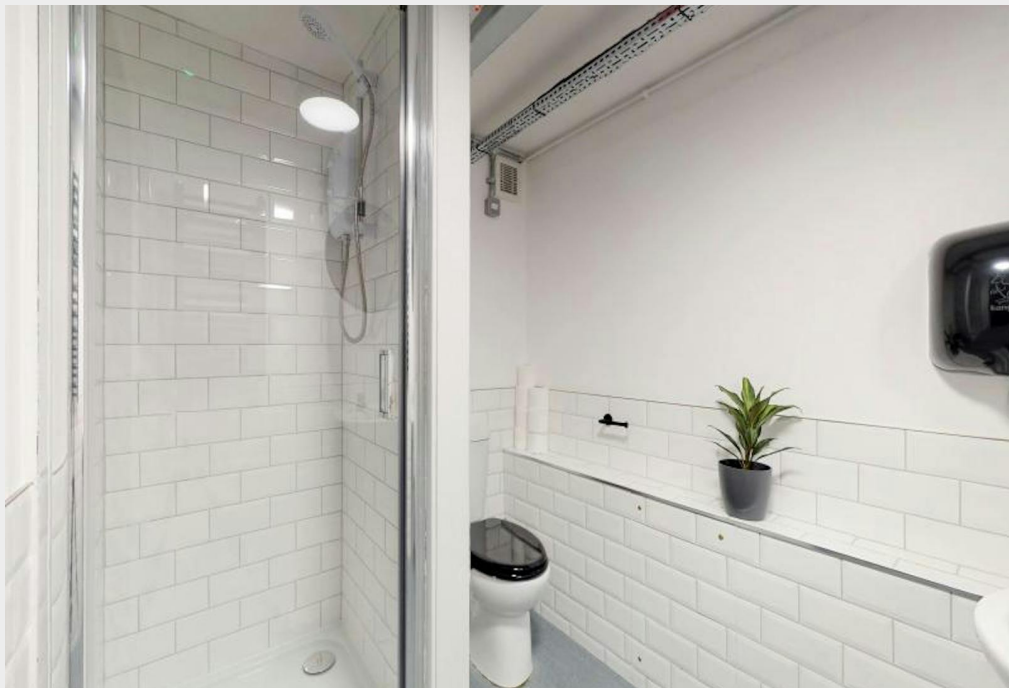
2,844 sq ft / 264.2 sq m

£29.50 per sq ft

# Prominent Self-Contained Commercial Unit



- Private commercial unit
- Fully furnished with desks and break-out furniture
- 3 meeting rooms, private kitchen & shower facilities
- Double ceiling heights in part
- Extensive ground floor frontage with excellent branding opportunities
- Excellent natural light with air conditioning throughout
- A lease of up to 2 years is available

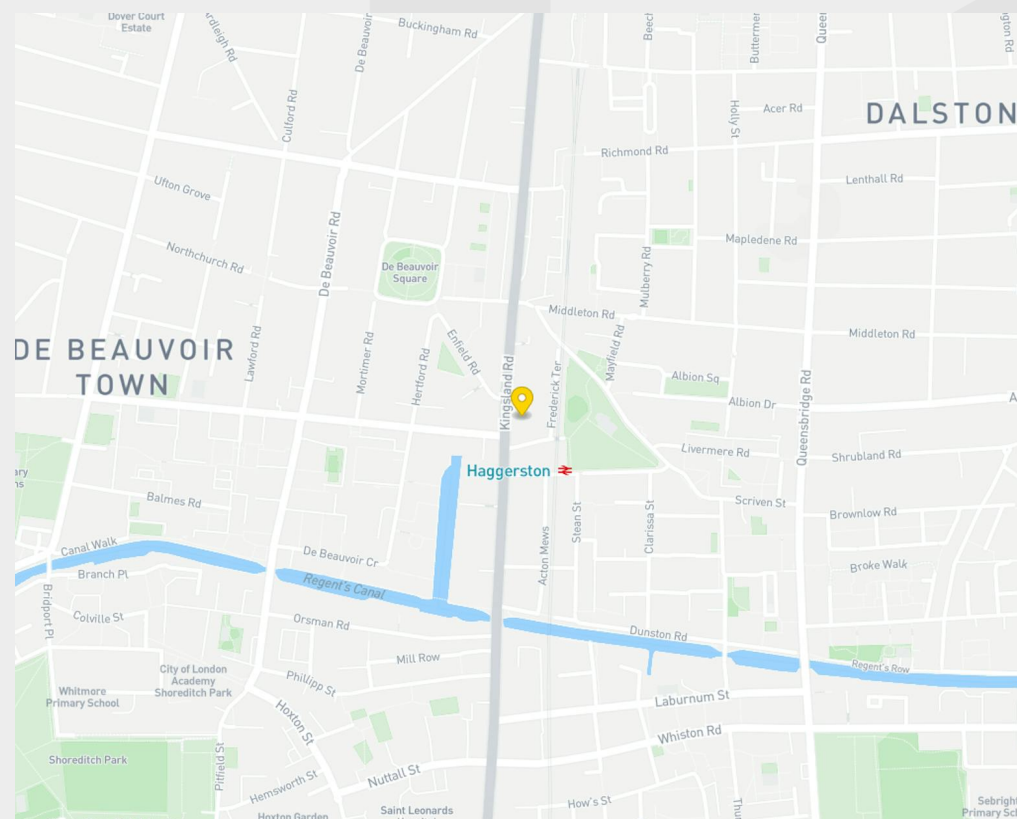


## Description

The available unit is situated on the ground floor of this prominent corner building with access from Kingsland Road. The unit has been fully fitted and furnished to an excellent office specification, offering workstations, a range of meeting rooms as well as kitchen and shower facilities. There is terrific natural light due to the glazed frontage which would offer excellent branding opportunities for future tenants. Good ceiling heights and A/C also benefit the unit throughout.

## Location

The premises are situated on the east side of Kingsland Road, with Haggerston Station (Overground) almost adjacent and Dalston Kingsland Station also being situated approximately ½ a mile to the north. Numerous bus services also operate along Kingsland Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	1,795	166.8	-	n/a	n/a	-	Available
Mezzanine	1,049	97.5	-	n/a	n/a	-	Available
Unit - Total	2,844	264.2	£29.50 /sq ft	£17.28	n/a	£11,086.86	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Fitted

### Contacts

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#### Further Information

[View on Website](#)

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