



# 242 Kingsland Road/1A Dunston Road, Haggerston, London, E8 4FA



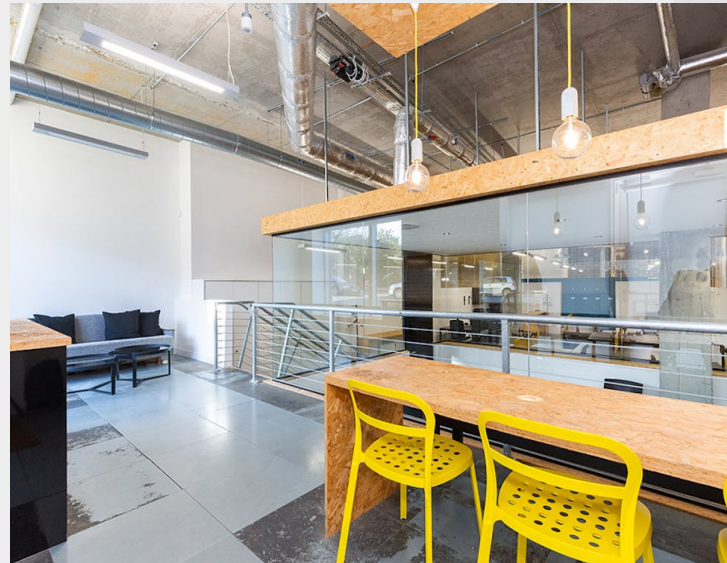
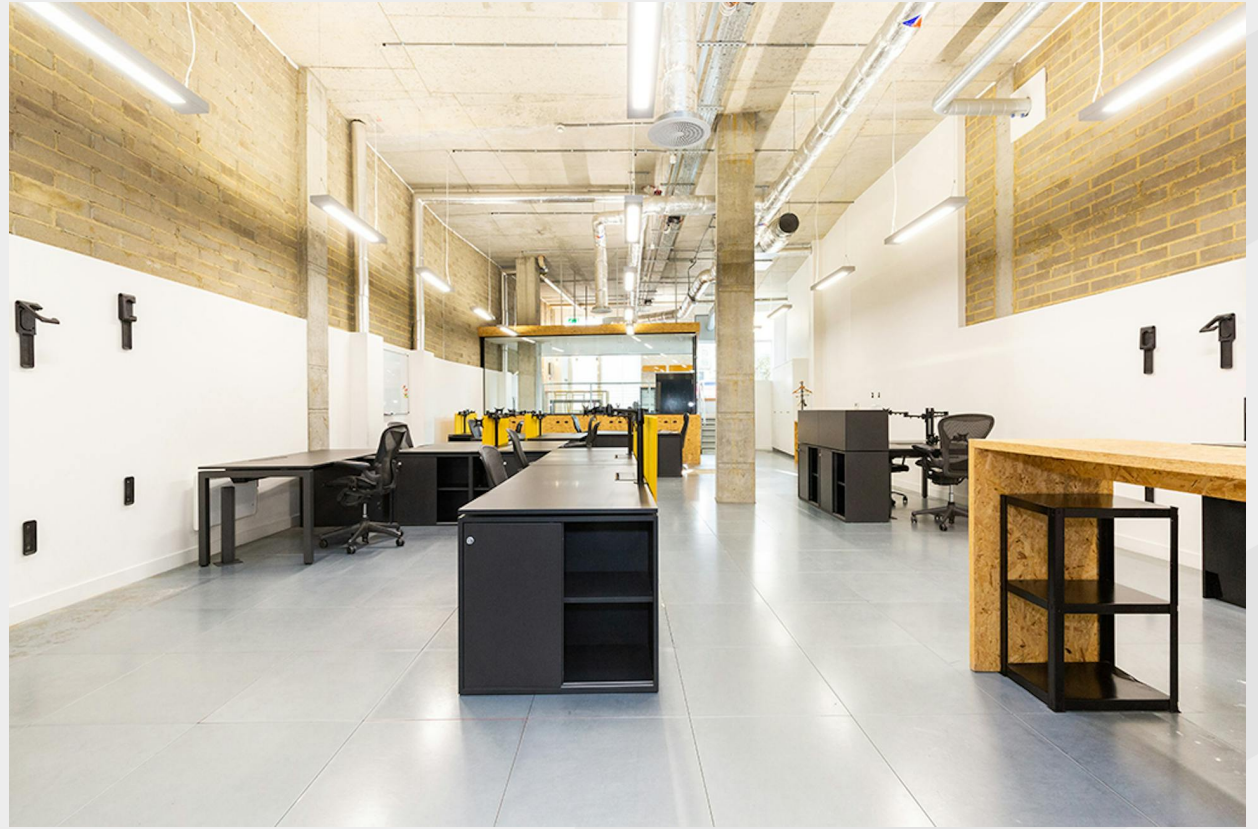
**TO LET**

Office

1,867 sq ft / 173.5 sq m

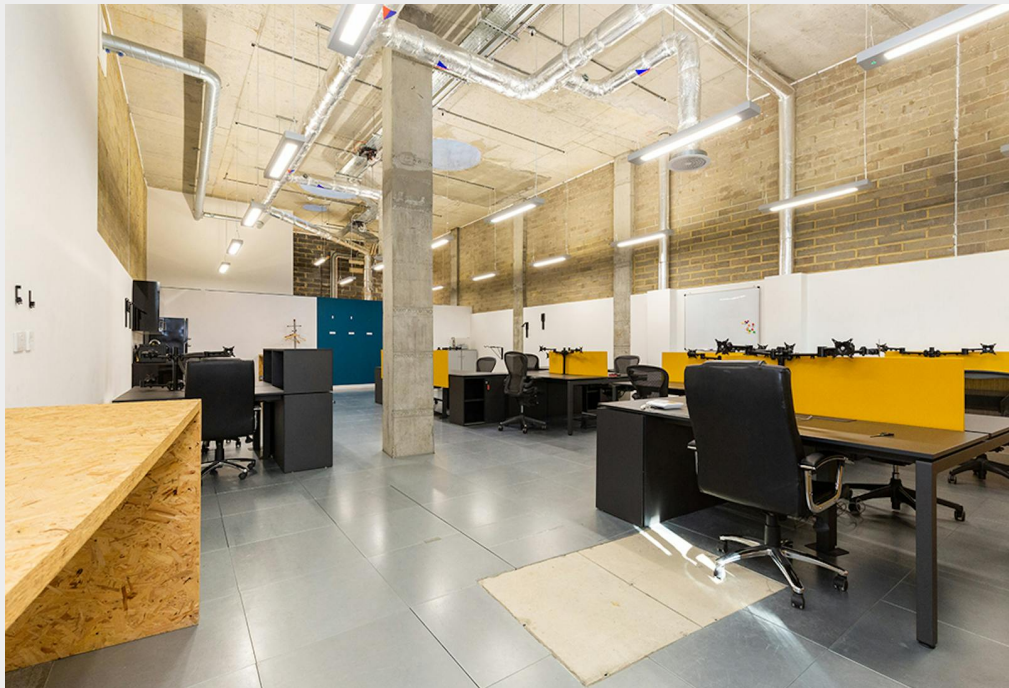
£25 per sq ft

# Modern Self-contained Ground Floor Office Office Space To Let



- . Fully raised access floor
- . Media style lighting
- . Kitchen and tea point
- . Exposed concrete slab ceiling
- . Exposed services
- . Meeting room



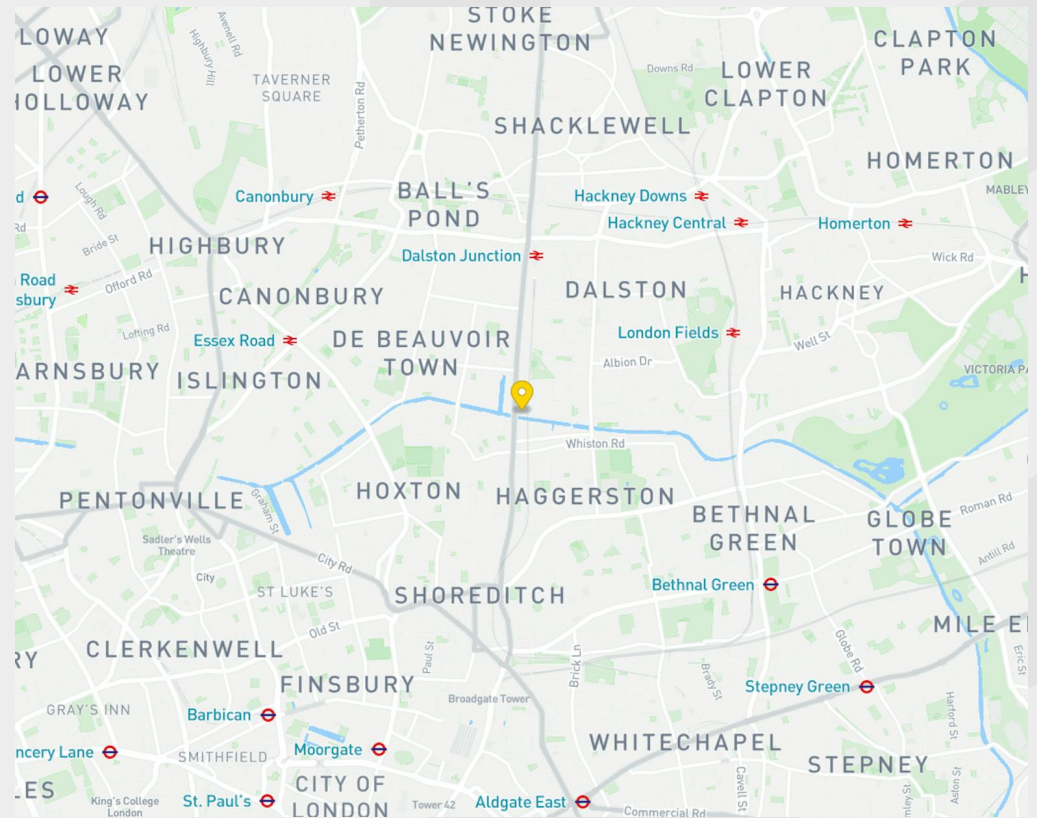


## Description

The property comprises a mixed-use building providing four self-contained units on ground floor. The building is of a modern concrete frame construction with large, glazed floor to ceiling windows and light wells to the rear of the units. The unit for lease is accessed directly off Dunston Road and is self-contained, benefitting from an open plan layout presented in a modern contemporary fashion with a private meeting room and WC facilities.

## Location

The building is located within the centre of Kingsland Road benefitting from excellent transport links with Haggerston Station (Overground) & Hoxton Station (Overground) both within a 4-minute walk. There is a wealth of retail, leisure and F&B providers within the immediate vicinity including Tesco's Express, F45 and MAP Maison to name a few.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	1,867	173.45	£25	On Application	On Application	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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