

# 2nd Floor, 138 Kingsland Road, London, E2 8DY

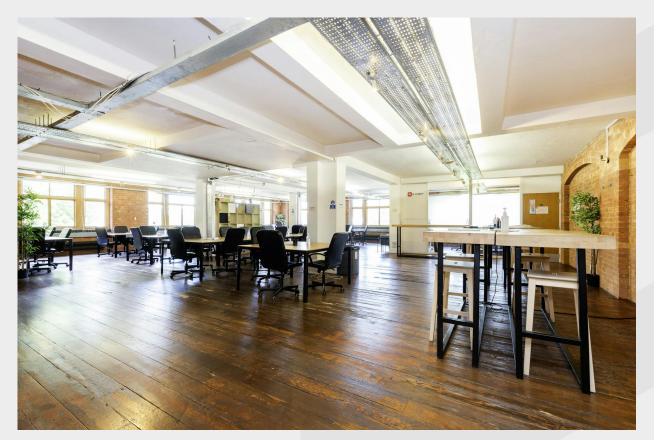
## TOLET

Class E Retail / Leisure / Office 3,930 sq ft / 365.1 sq m £29.50 per sq ft

Ĩ

Π

Second floor open plan media style office in a converted Victorian warehouse





- Wooden flooring
- Demised kitchenette
- Bike storage
- Character building
- Excellent natural light
- Exposed brickwork



## Description

A Victorian warehouse media style office situated on the second floor of an imposing character building. The unit benefits from a wealth of original features, including wooden flooring, exposed brickwork and great natural light throughout. The office comprises a number of amenities including demised kitchenette, as well as demised WC. The floor is predominately open plan and will be attractive to a vast number of occupiers including media, creative and professional alike.

### Location

Located on the east side of Kingsland Road, a short distance (0.2 miles) from Hoxton Station (Overground line) and Regents Canal, the property benefits from excellent transport links. Kingsland Road also provides direct links into Shoreditch and The City, as well as numerous bus routes.



#### Accommodation / Availability

Unit	Sq ft	Sqm	Availability	
2nd - Floor rear	3,930	365.11	Available	
Total	3,930	365.11		

Upon enquiry

**EPC** 

С

VAT

Applicable

### Configuration

Upon enquiry

#### Contacts

Tom Schwier 07583 037 559 tom.schwier@strettons.co.uk

Joel Barnes 07974 625 109 joel.barnes@strettons.co.uk



#### **Further Information**

#### View on Website

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warrantiss in relation to the property either here or elsewhere, either on their own behalf or on helaid of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 05/07/2024