

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



## **TO LET**

**Class E Retail / Leisure / Office**

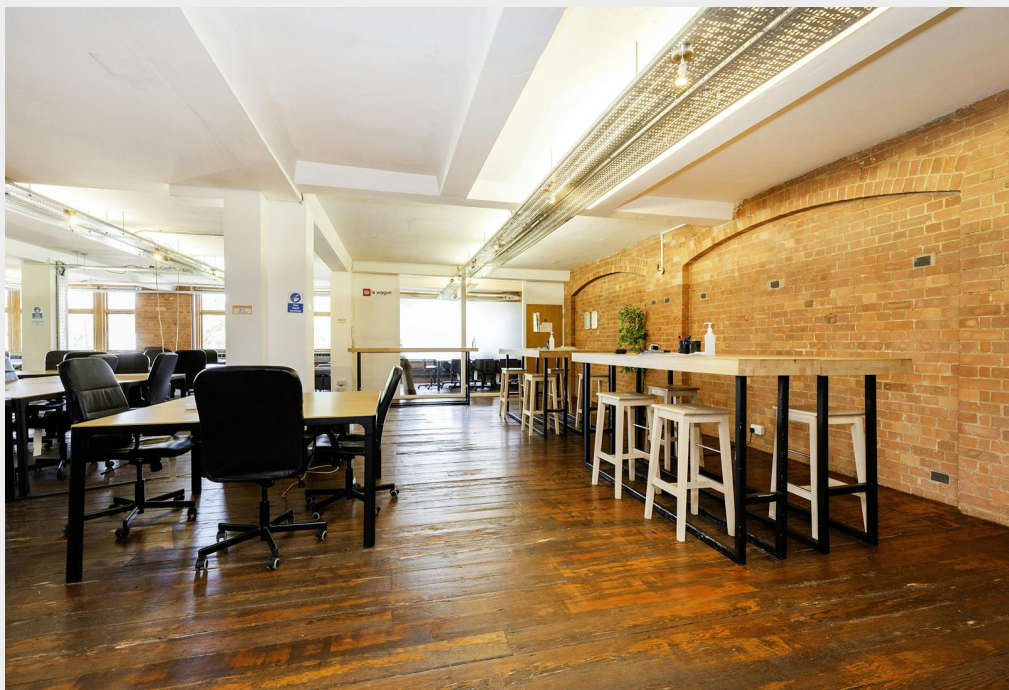
**3,930 sq ft / 365.1 sq m**

**£29.50 per sq ft**

# 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

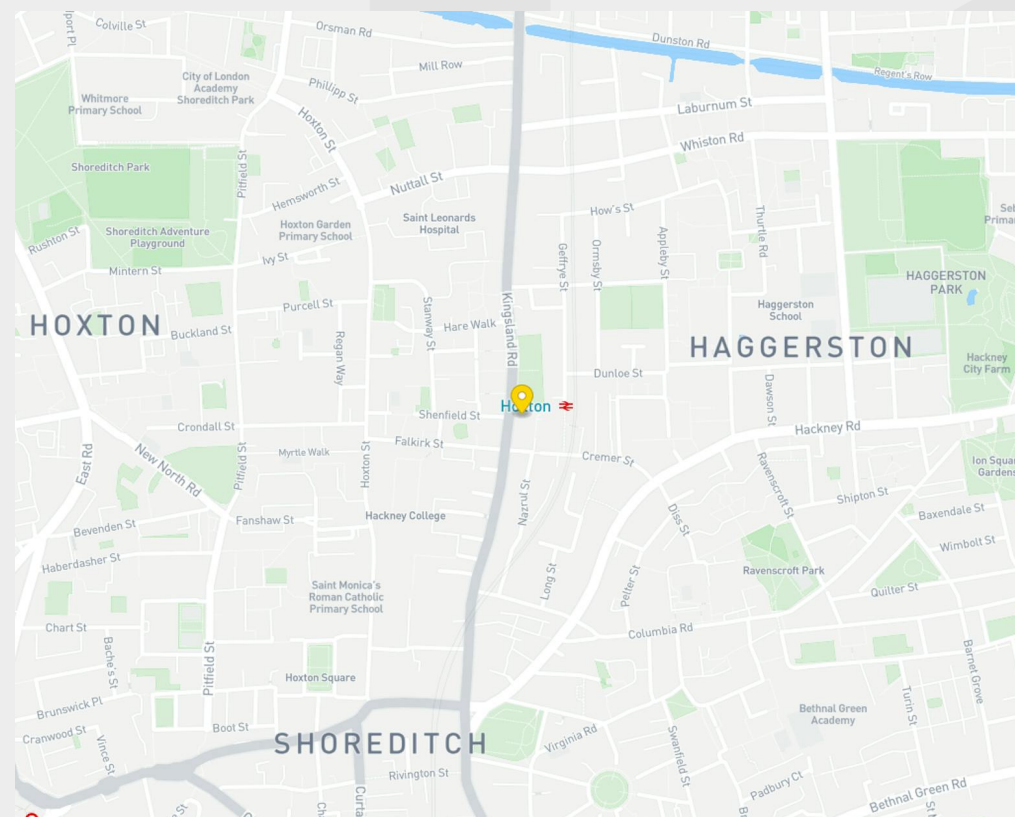


## Description

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	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd - Floor rear	3,930	365.11	£29.50	£18.83	£2.85	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### Further Information

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