

# Ground Floor, 138 Kingsland Road, Hoxton, London, E2 8DY

## **TO LET**

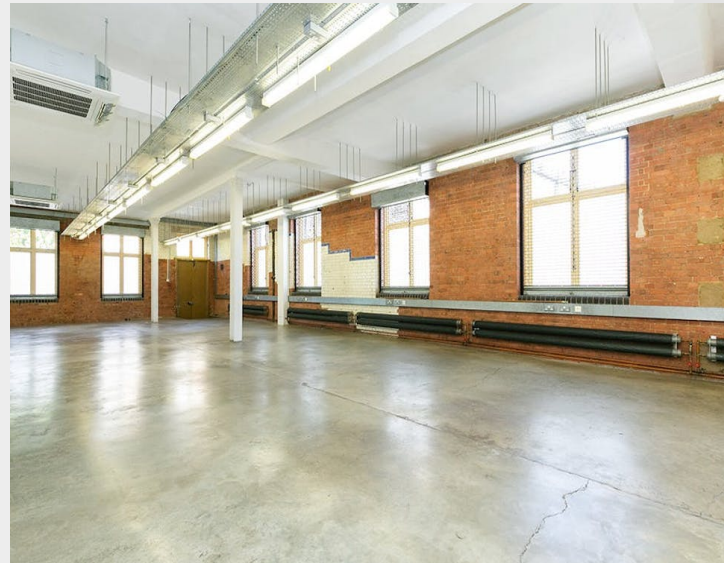
Office

2,000 to 4,050 sq ft / 185.8 to 376.3  
sq m

£29.50 per sq ft

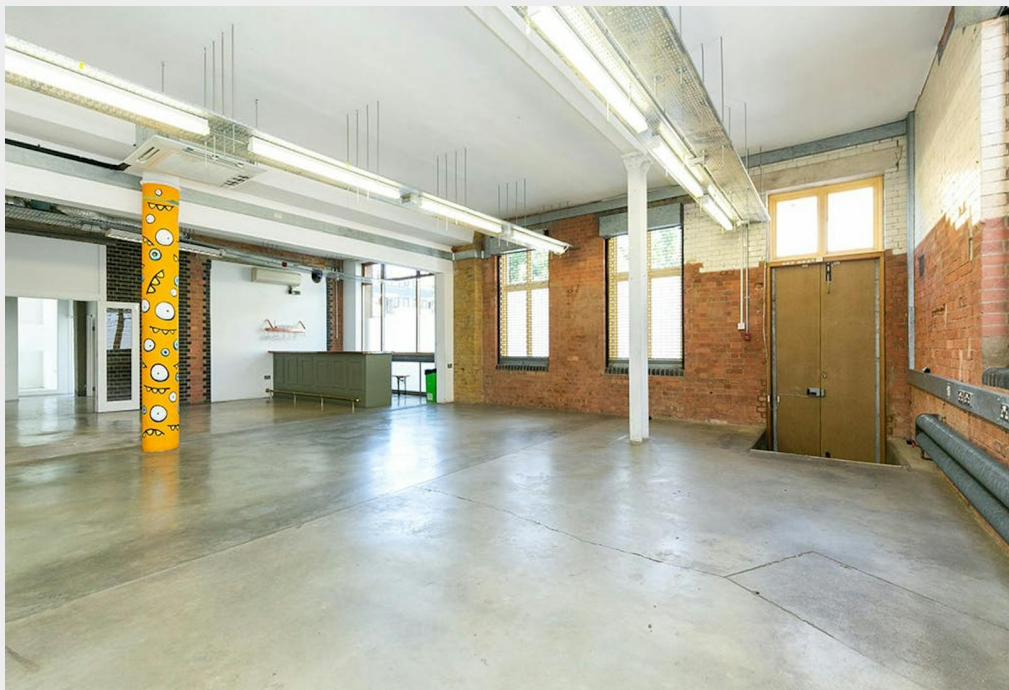


# Victorian warehouse media style ground floor office



- Wooden Flooring
- Demised Kitchen
- Character Building
- Excellent Natural Light
- Exposed brickwork
- Both units are available to be let on a joint or separate basis



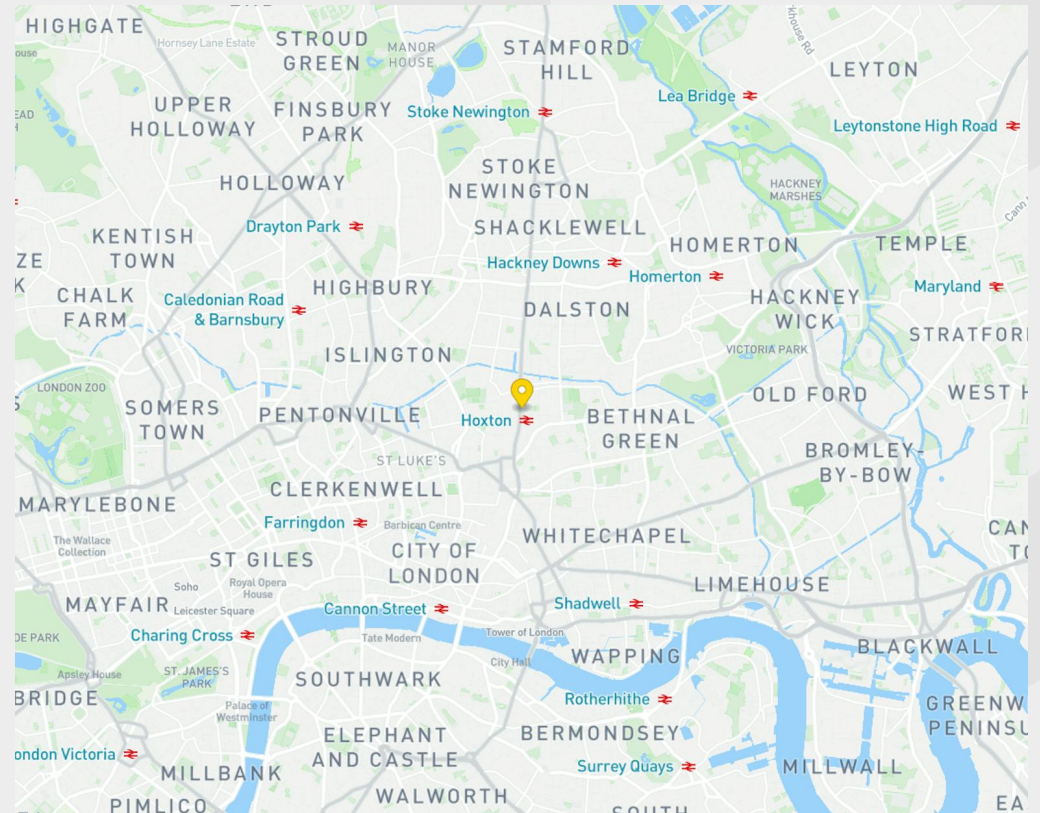


## Description

The unit is part of a character former warehouse development and retains much of its original charm and features. The office space benefits from a wealth of character features including exposed brickwork and polished concrete floors. There are good ceiling heights throughout as well as a kitchenette, WC's and meeting rooms.

## Location

Located on the eastern side of Kingsland Road, approximately 100m north of Hoxton Overground Station. The building benefits from excellent transport links and also being located between two distinct sub-markets, Shoreditch and Dalston. Regents Canal is situated a short distance to the north whilst there are numerous bus routes providing direct links from the property into The City.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground - Front	2,000	185.81	£29.50	£19.49	£2.85	Available
Ground - Rear	2,050	190.45	£29.50	£17.24	£2.85	Available
<b>Total</b>	<b>4,050</b>	<b>376.26</b>	<b>£29.50</b>	<b>£18.37</b>	<b>£2.85</b>	

### Tenure

New Lease

### EPC

C

### VAT

Applicable. VAT is applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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