

# Compton

## Haggerston

305A Kingsland Road  
E8 4DL

Self-contained HQ opportunity in  
the heart of Haggerston, delivering  
in 2026

### For Rent

4,692 to 34,669 ft<sup>2</sup>

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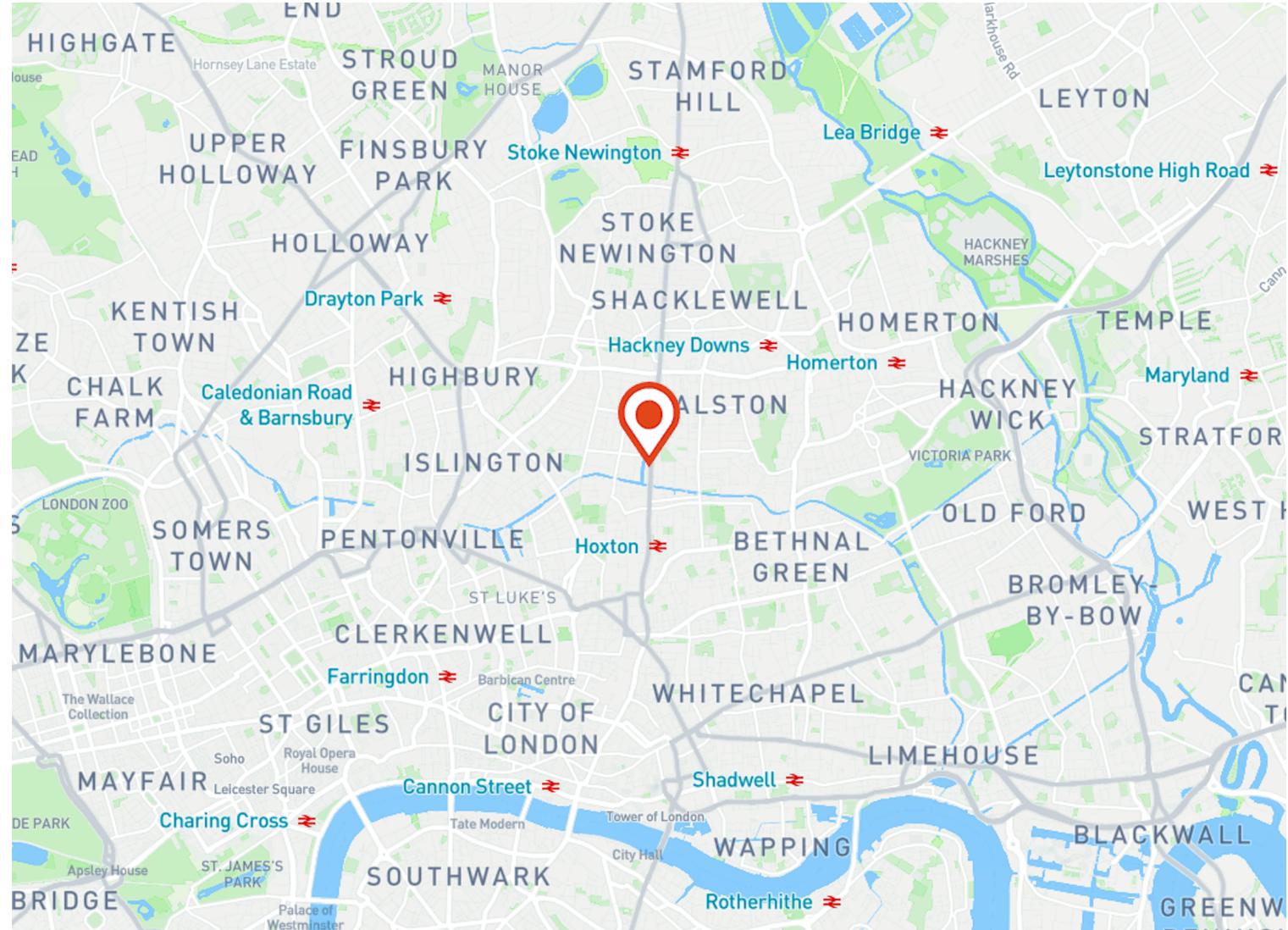
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## Location

The development occupies a prime location in the vibrant Haggerston area. The building fronts the scenic Kingsland Basin, offering a unique waterside setting, and provides direct access to the Regent's Canal, a key artery of East London.

This area is well-connected, benefitting from excellent transport links and proximity to a range of local amenities, making it an ideal location for businesses seeking a dynamic and creative environment.

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### Amenities

- Circa 35,000 sq ft of commercial space
- Flexible workspace to accommodate a range of businesses including start-ups, small-medium enterprises and established organisations
- A mix of office space, light industrial space, affordable workspace and communal amenities
- Off street loading bay & goods lift for deliveries
- Generous communal reception
- Offers to acquire a long leasehold interest will be considered

### Description

This mixed-use scheme at 305a Kingsland Road offers a prime, self-contained HQ opportunity, spanning approximately 40,000 sq ft of commercial space across four levels: basement, lower ground, ground, and first floors.

Designed to accommodate the needs of modern businesses, this building provides a flexible and spacious environment ideal for a headquarters setup, or for multiple occupiers. Scheduled for delivery in 2026, the development promises high-quality specifications and a prime waterside location in one of East London's most sought-after areas.

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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Availability
1st	10,656	989.97	£35	Coming Soon
Ground	4,692	435.90	£35	Coming Soon
Lower Ground	6,889	640.01	£17.50	Coming Soon
Basement	12,432	1,154.97	£10.50	Coming Soon
Total	34,669	3,220.85	£24.50	

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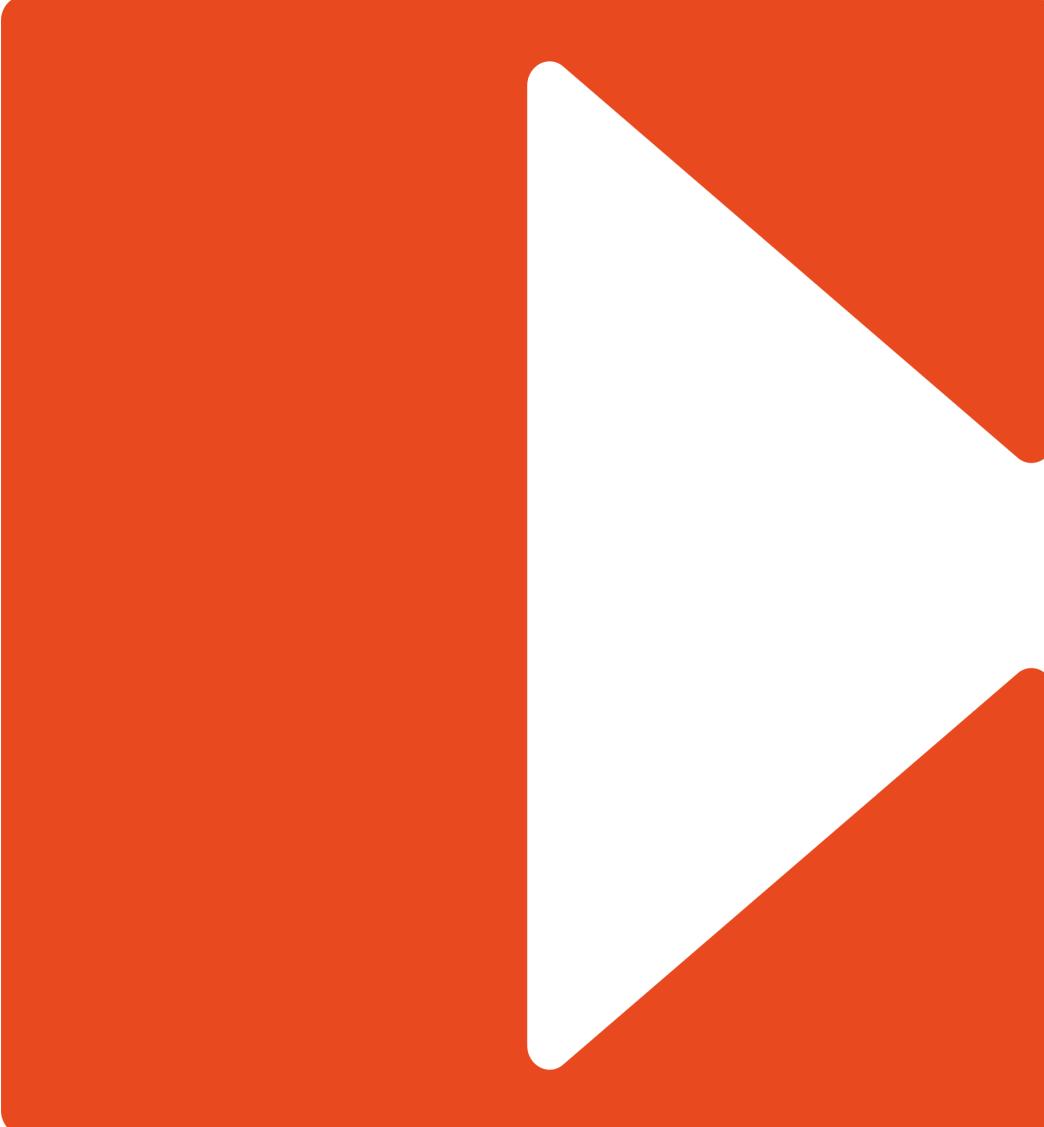
## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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