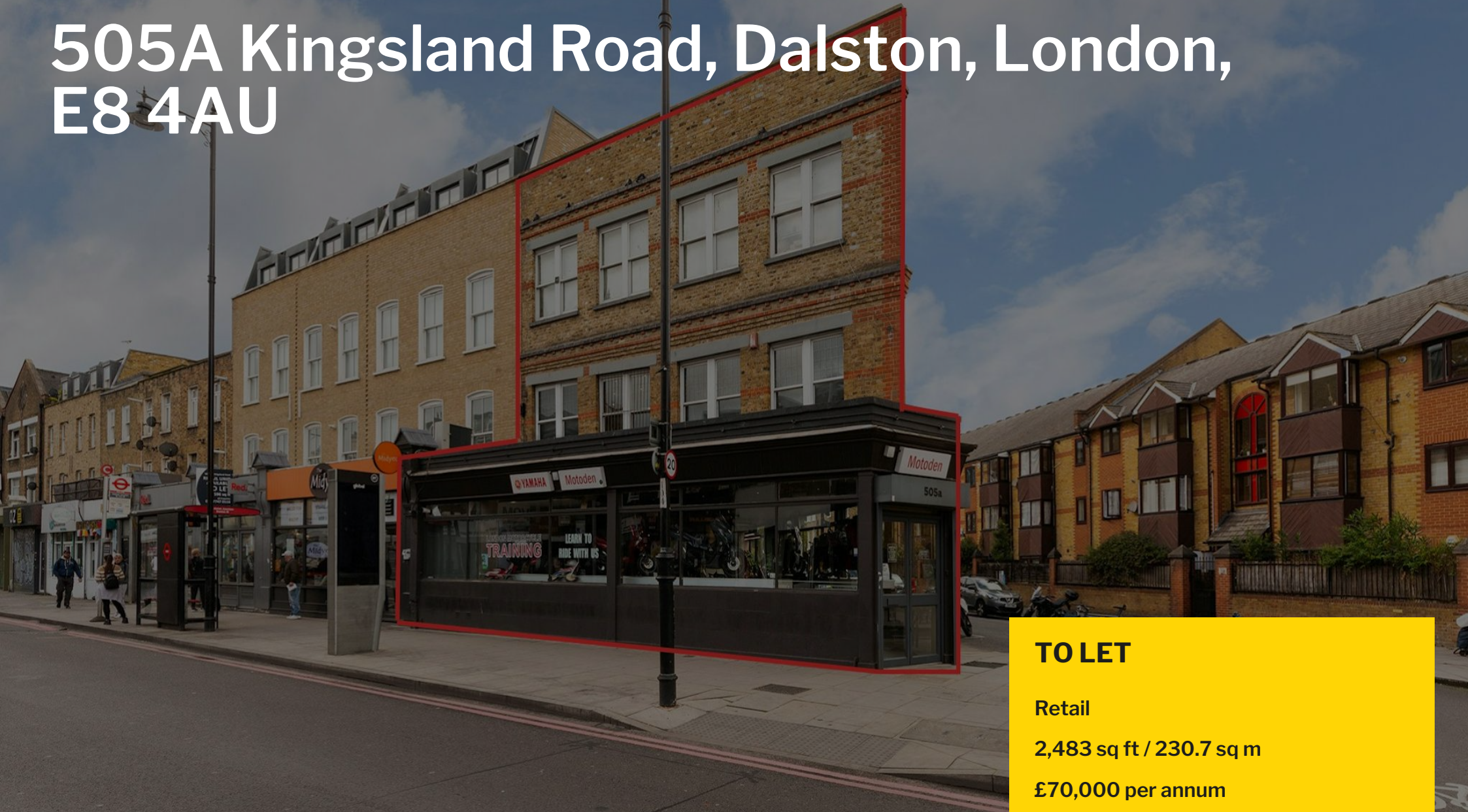


505A Kingsland Road, Dalston, London, E8 4AU



TO LET

Retail

2,483 sq ft / 230.7 sq m

£70,000 per annum

Entire commercial building offering retail frontage with a private roof terrace



- Prominent frontage onto Kingsland Road
- Entire building, across 3 floors
- Separate access for the ground floor commercial and upper floors
- Retail/Commercial uses
- Long-term leases available direct from the freeholder
- Private roof terrace with potential uses (subject to planning)

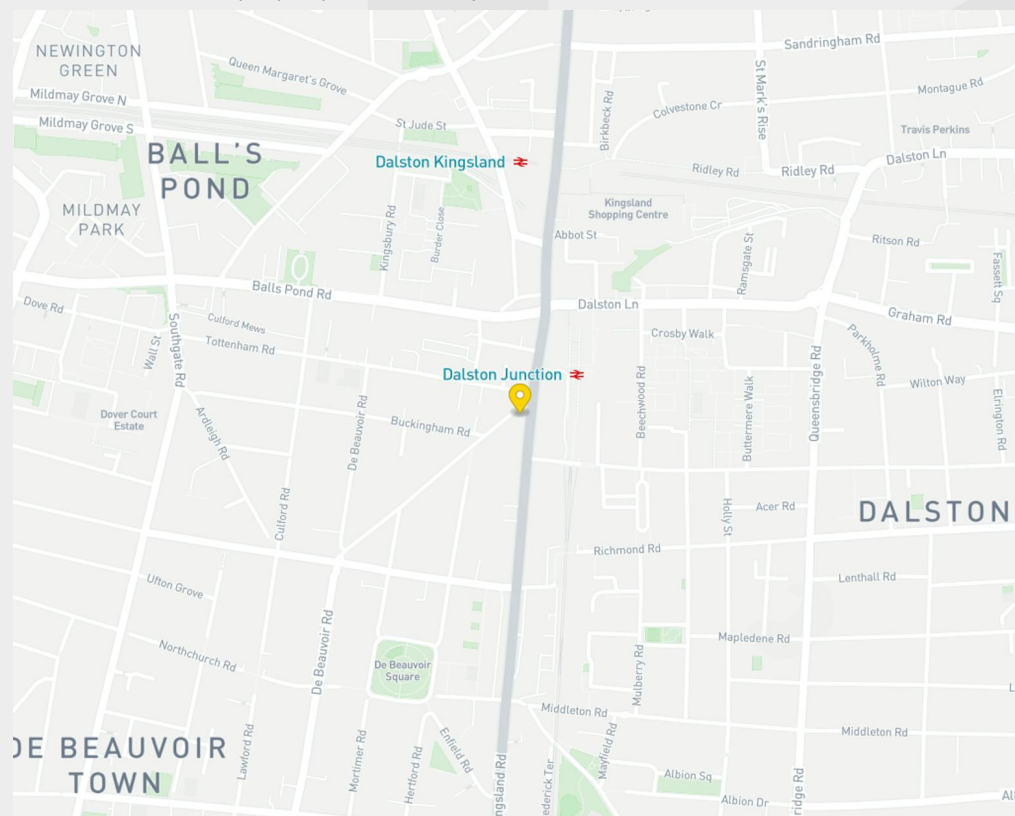


Description

This entirely self-contained commercial building offers extensive ground floor/retail frontage onto Kingsland Road, with return frontage onto Stamford Road also. The building is available as a lease of the whole building, but there are separate entrances allowing the ground floor retail/ commercial to have separate access from the 1st and 2nd floors if sub-division was required. There is an impressive private roof-terrace with impressive views which could be suitable for use (STP). The building is available on a long-term lease direct from the freeholder.

Location

Located on the corner of Stamford Road and Kingsland Road, and is a short distance from 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 | Rates payable | Service charge | Availability |
|-------------------------------|-------|--------|----------------|----------------|----------------|--------------|
| Ground | 1,058 | 98.29 | - | On Application | On Application | Available |
| 1st | 715 | 66.43 | - | On Application | On Application | Available |
| 2nd | 710 | 65.96 | - | On Application | On Application | Available |
| Unit - Excluding roof terrace | 2,483 | 230.68 | £70,000 /annum | £15,888 /annum | £526 /annum | Available |

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

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Further Information

[View on Website](#)

[Floor Plans](#)

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