



**STIRLING  
ACKROYD**

**FOR SALE**

**161-165 Kingsland Road,  
London, E2 8AL**

**2,247 sq ft**

**Modern Hoxton Office  
space - Ideal for an  
owner  
occupier/commercial  
investor**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A high quality, modern open-plan office space with good lighting, meeting rooms and exposed concrete walls. The space has been fitted to a high standard, including fully fitted kitchen, shower and toilet. The unit also benefits from a private gated courtyard to the front.

We have been advised the service charge is currently £12,000 per annum, and business rates payable for 2024-25 are £25,000 per annum. Annual ground rent to be confirmed. This commercial unit forms part of a mixed-use development which incorporates residential flats above.

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## Location

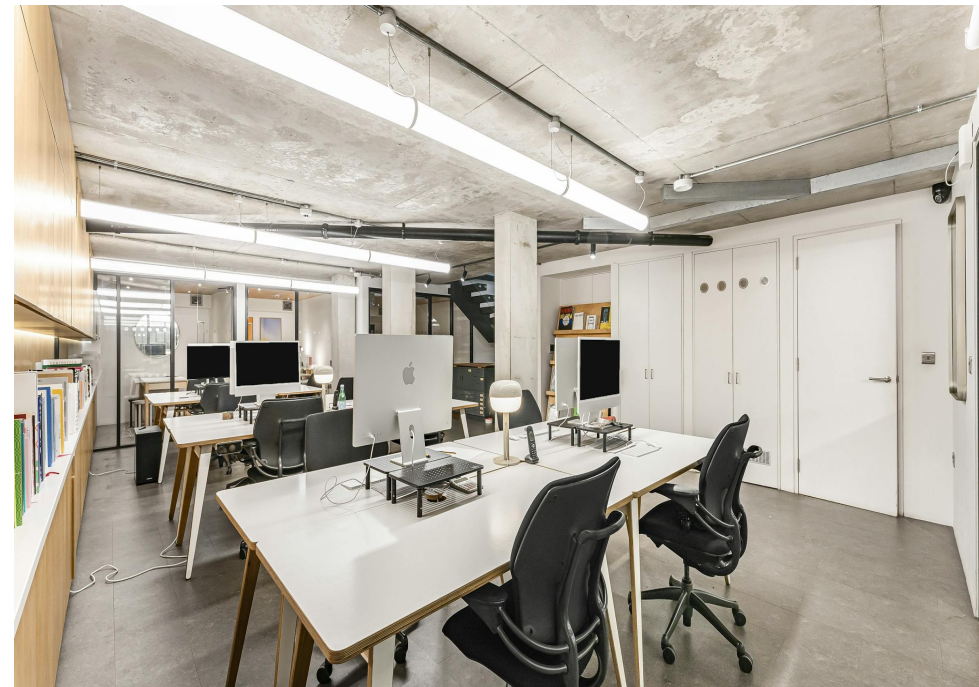
Located on the junction of Kingsland Road (A10) and Hare Walk, the space is within walking distance of Hoxton Station (London Overground). Various bus routes can also be accessed on Kingsland Road - ideal for connecting to the City as well as north and east London.

The shops, cafes, restaurants, bars and galleries in Shoreditch and Hoxton are all within easy reach.

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## Key points

- Total unit space - 2,247 square feet - divided over ground floor and basement
- Self-contained modern unit - ready for occupation
- Gated front entrance/courtyard area
- High speed Fibre connection and Three Phase electricity supply
- Alarm, LED lighting and CCTV
- Long Leasehold sale £1,000,000 plus VAT - with vacant possession
- Lease summary: 250 years from 20 November 2015
- Walking distance to Hoxton Station





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## Accommodation

Name	sq ft	sq m	Availability
Ground	925	85.94	Available
Lower Ground	1,322	122.82	Available

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## Rents, Rates & Charges

Price	£1,000,000
Rates	£30,224.40 per annum
Service Charge	On application
VAT	On application
EPC	B (45)

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## Viewing & Further Information



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