

82 Kingsland Road, Hoxton, London, E2 8DP

FOR SALE

Class E Retail / Leisure / Office / Studio
/ Gallery

6,281 sq ft / 583.5 sq m

Offers in excess of £3,500,000

Prominent Shoreditch Gallery/Showroom Premises



- Self-contained
- Active Kingsland Road and Union Walk frontage
- Excellent dual-aspect natural light
- Superb ceiling heights throughout inc. basement
- Full HVAC
- Fibre optic connectivity
- Dedicated rear loading with yard space/parking
- Possibility for F1 planning use

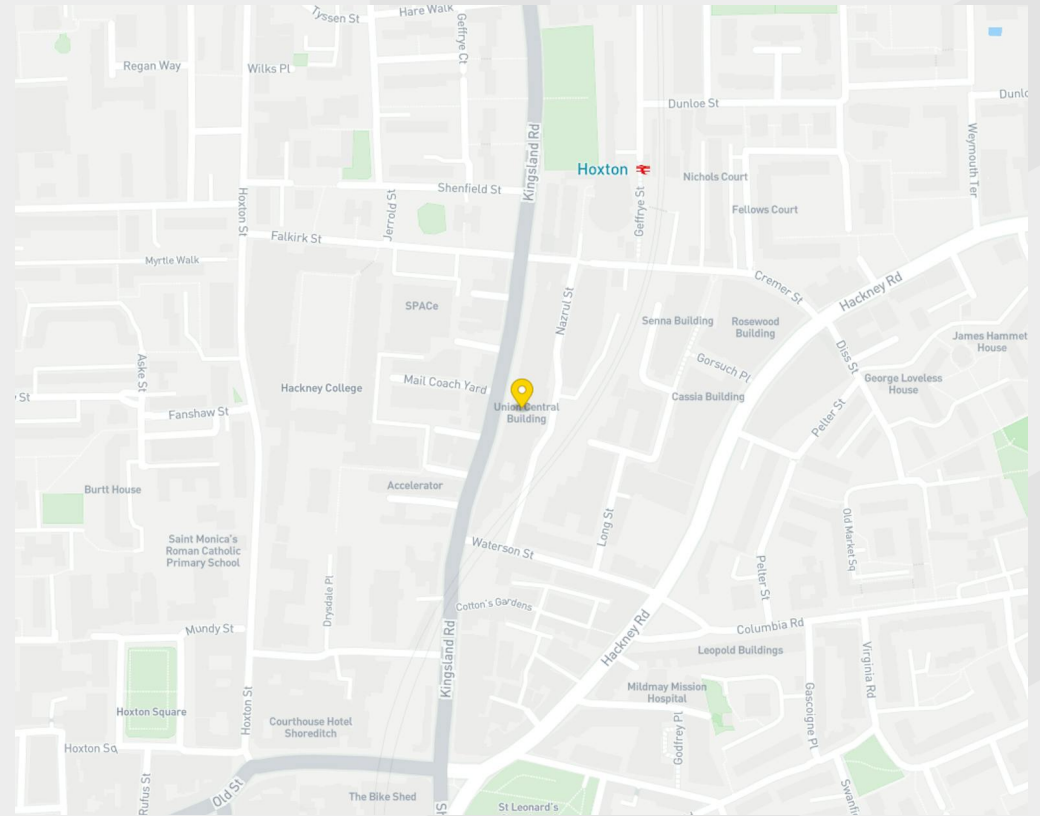


Description

A ground and first floor unit which can be delivered to provide an excellent open plan unit benefiting from dual aspect natural light, minimal pillars, good ceiling heights, and air conditioning throughout.

Location

Situated in a great location on Kingsland Road, close to the junction with Waterson Street and Cremer Street and being very close to Hoxton Station. There is a range of restaurants, bars and coffee shops in the immediate area as well as local supermarkets.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,742	254.74	-	n/a	n/a	Available
1st	3,539	328.78	-	n/a	n/a	Available
Unit	6,281	583.52	£3,500,000	£25.98	On Application	Available

Tenure

Freehold

EPC

C

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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Further Information

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