

FOR SALE

82 Kingsland Road, London, E2 8DP

6,281 sq ft

Prominent Shoreditch warehouse style premises over ground and 1st floor





Description

Comprising the ground and first floors of a beautiful former warehouse property which is currently occupied by Flowers Gallery.

The ground floor benefits from very high ceilings, window frontage to Kingsland Road. A wide staircase links the ground and first floor - which is currently occupied as gallery and office studio space. However the internal partitions could be removed to provide a completely open plan space which will be flooded with natural light thanks to the large windows front and back.

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.

Key points

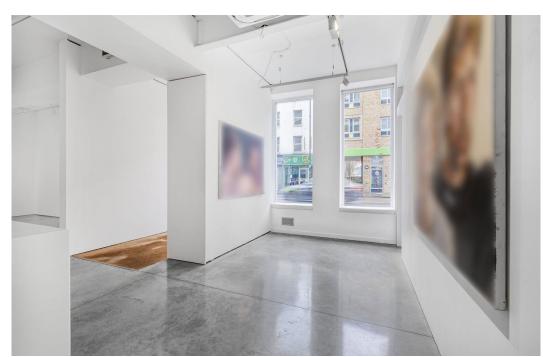
- Ground floor with street frontage
- Excellent ceiling height
- Fantastic natural light

- DDA compliant
- Former warehouse
- High ceilings

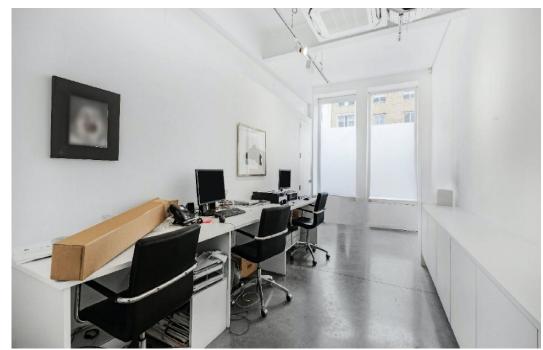












Accommodation

Name	sq ft	sq m	Availability
1st	3,539	328.78	Available
Ground	2,742	254.74	Available

Rents, Rates & Charges

Price	£3,500,000
Rates	£16 per sq ft
Service Charge	to be confirmed
VAT	On application
EPC	C (64)

Viewing & Further Information



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