



FOR SALE

**82 Kingsland Road,
London, E2 8DP**

6,281 sq ft

**Prominent Shoreditch
warehouse style
premises over ground
and 1st floor**



VIDEO TOUR

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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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