

# 82 Kingsland Road, Hoxton, London, E2 8DP

## FOR SALE

Class E Retail / Leisure / Office / Studio  
/ Gallery

3,856 sq ft / 358.2 sq m

Offers in excess of £2,250,000

# Prominent Shoreditch Gallery/Showroom Premises



- Excellent dual-aspect natural light
- Excellent ceiling heights
- Former warehouse
- Largley Open Plan Layout

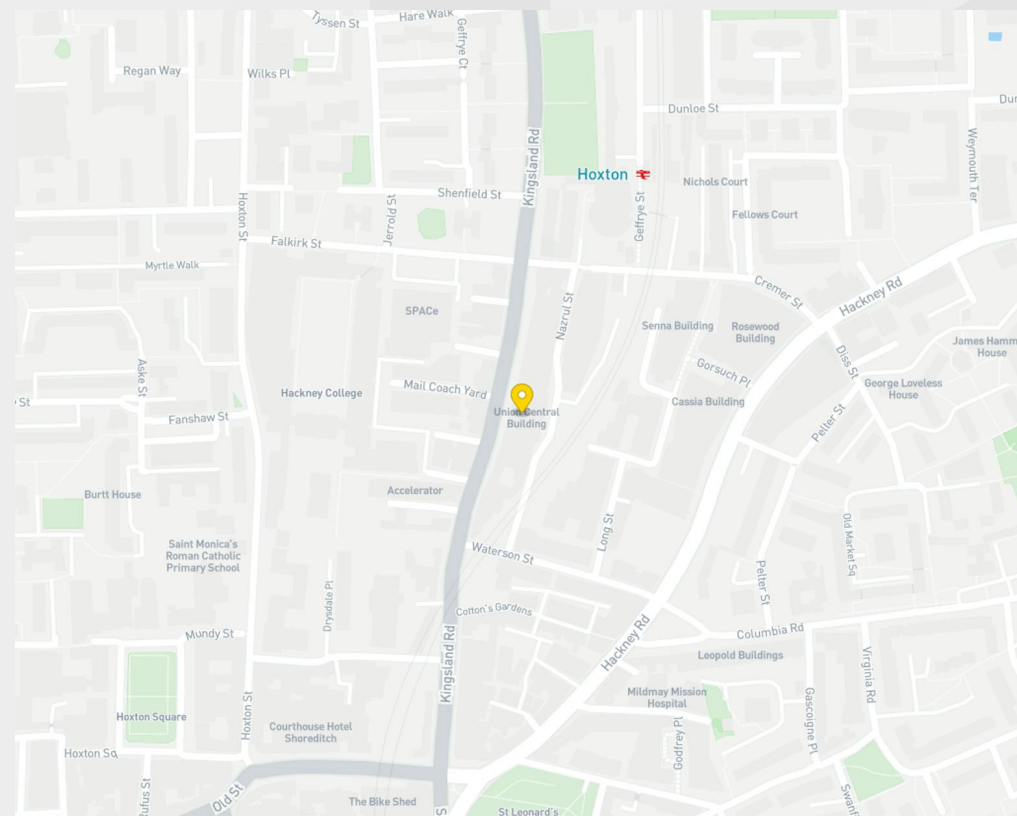


## Description

Comprising the first floor of a beautiful former warehouse property which is currently occupied by Flowers Gallery. The floor benefits from high ceilings, with large sash windows to the front and rear flooding the floor with natural light. Currently arranged as a mix of offices, meetings rooms and a large gallery space, there is scope to create a largely open plan office with all the original character of a warehouse space moments from the heart of Shoreditch.

## 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
1st	3,856	358.23	£2,250,000	£16	On Application	Available

### Tenure

Freehold

### EPC

C

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

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### Further Information

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