



FOR SALE

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

3,856 sq ft

**Prominent Shoreditch
warehouse style
premises arranged over
the 1st floor**



VIDEO TOUR

stirlingackroyd.com



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.

Key points

- 3,856 sq ft
- Largley Open Plan Layout
- Excellent ceiling heights
- Fantastic natural light
- Former warehouse
- High ceilings



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.

Transport Links



Hoxton 0.1 Miles



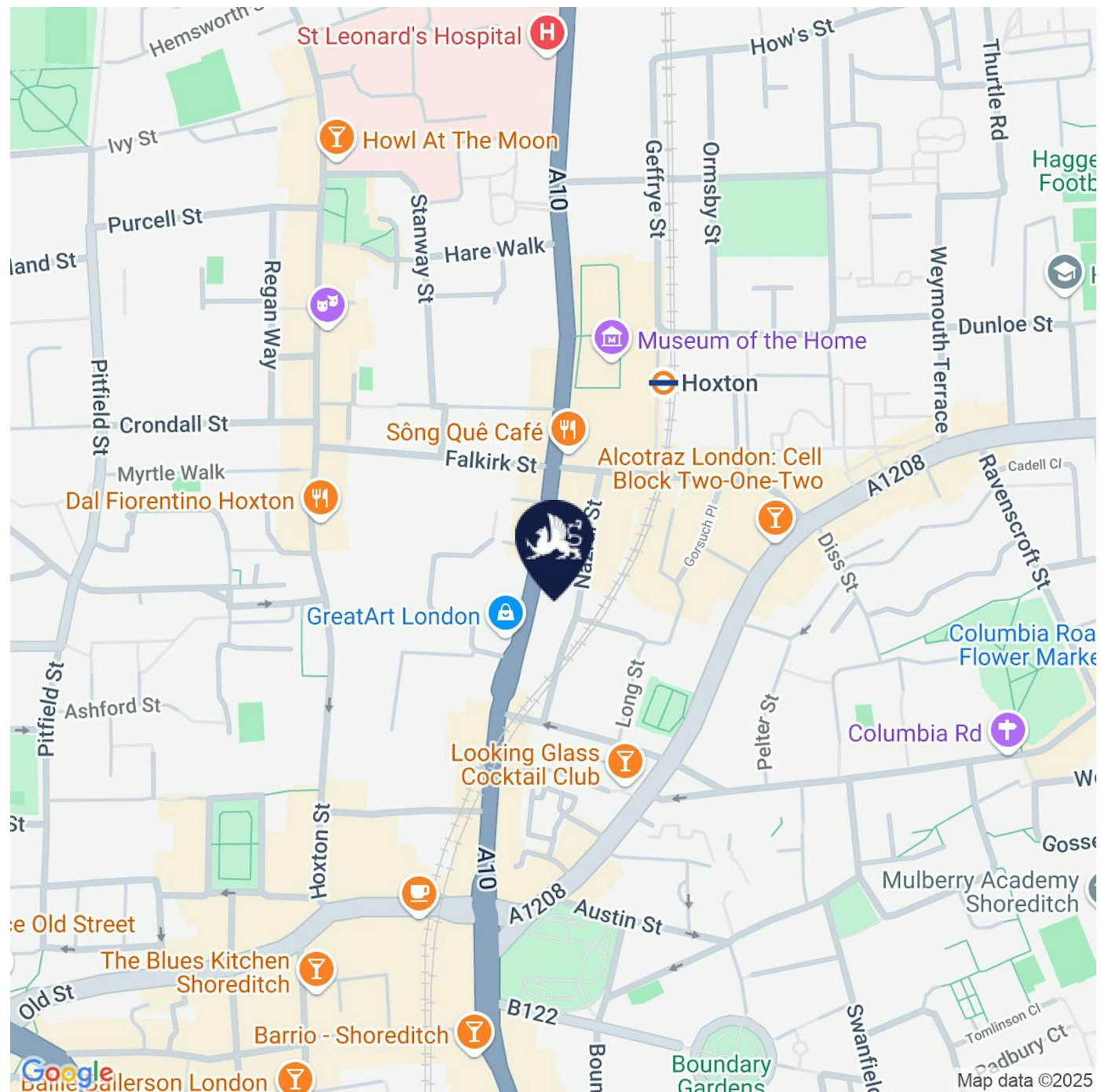
Shoreditch High Street 0.4 Miles



Old Street 0.5 Miles



Haggerston 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	3,856	358.23	Available

Rents, Rates & Charges

Price	£2,250,000
Rates	£16 per sq ft
Service Charge	to be confirmed
VAT	On application
EPC	C (64)

Viewing & Further Information



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