



11a Kingsland Road
Shoreditch, London, E2 8AA

E-Class Premises

1,276 sq ft
(118.54 sq m)

- Prime Location
- Period Features
- Large shopfront
- Security shutters

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Summary

Available Size	1,276 sq ft
Rent	£41,000 per annum
Rates Payable	£16,325.75 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The available accommodation comprises self-contained commercial premises with the ground and lower ground floors, which benefits from a prime location, large shopfront, security shutters and period features. The premises offers a fantastic opportunity for office, showroom, gallery and other E-Class Users.

Location

The property is situated at the southernmost point of Kingsland Road in Shoreditch, moments away from its junction with Shoreditch High Street, Old Street and Hackney Road. The unit is in a highly vibrant and busy location as it is moments away from being in the heart of Shoreditch, an extremely well-served by many local restaurants, bars, cafes and shops. Hoxton and Shoreditch Overground stations and Old Street underground station is within short walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	746	69.31
Lower Ground	530	49.24
Total	1,276	118.55

Viewings

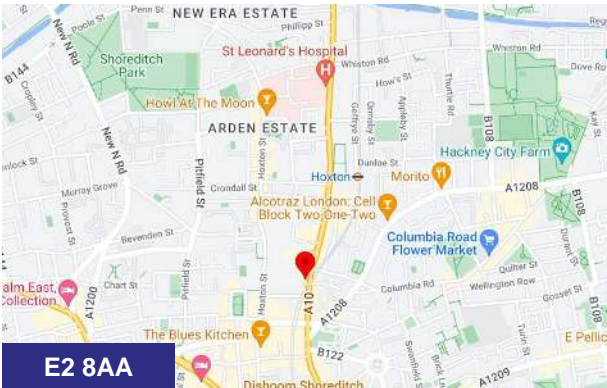
Strictly by appointment only.

Terms

An assignment of the existing lease, which expires on 19 December 2030.

Premium

Offers invited.



Viewing & Further Information

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