

Est. 1955

# Tarn &Tarn



**93 KINGSLAND ROAD  
HOXTON  
E2 8AG**

**GROUND FLOOR  
SELF-CONTAINED  
COMMERCIAL SPACE  
1,109 FT<sup>2</sup>**

# DESCRIPTION

This well-maintained ground-floor office/studio, part of a three-story building, provides self-contained street access. With a largely open-plan area, high ceilings, and air conditioning, it's a versatile space suitable for a range of users, from fashion/fitness companies to photographers.

# SUMMARY

- Self-Contained
- Side Entrance Access
- Kitchenette
- A.C
- Good Ceiling Height
- W/C Facility












# LOCATION

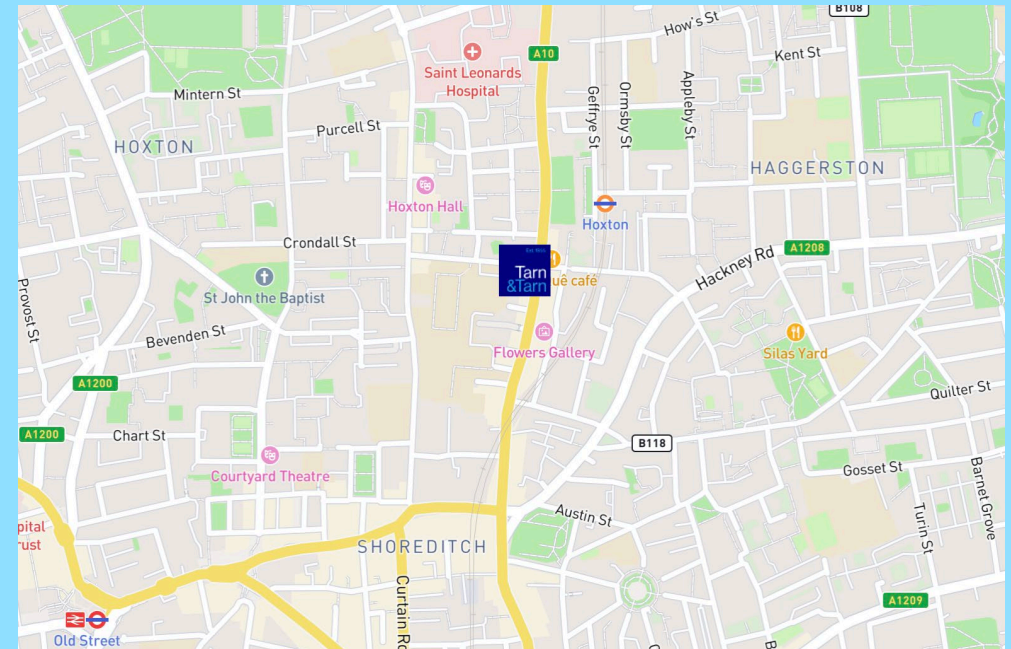
## THE AREA

The property is located on the corner of Retford Street and Kingsland Road in Shoreditch, close to the junction with Falkirk Street and Cremer Street. It is in a lively and bustling area, just moments away from the vibrant heart of Shoreditch. There are numerous local restaurants, bars, cafes, and shops in the vicinity, providing excellent amenities. The unit also benefits from excellent connectivity, with Hoxton & Shoreditch High Street Overground stations just a short walk away. Additionally, Old Street Underground station is within walking distance.



## TRANSPORT

-  Hoxton (3-minute walk) – **Overground Line**
-  Shoreditch High Street (11-minute walk) – **Overground Line**
-  Old Street (17-minute walk) – **Northern Line and National Rail Services**



# ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor– Rear	1,109				
<b>TOTAL</b>	<b>1,109</b>	<b>£39,000</b>	<b>£4,436</b>	<b>EXEMPT</b>	<b>£43,436</b>

# BUILDING INSURANCE

Included in the service charge.

# TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

# VAT

Not Applicable

# LOCAL AUTHORITY

London Borough of Tower Hamlets

# EPC

Upon Enquiry

# LEGAL COSTS

Each party to bear their own costs



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## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**