



Kingsland High Street, London, E8 **To Let**

| 1 Reception

Prime corner building

Assignment of existing lease expiring 31st May 2026

May sub-let

Total net internal area of 8,215 sq. ft. over 6 levels

£183,153.92
per annum

Location:

Located on the southern side of the busy Kingsland High Street at its junction with Balls Pond Road, the building occupies a very strong position within the Kingsland High Street, providing easy access to either Dalston Junction and Dalston Kingsland Overground train stations and numerous bus routes pass outside the property. The property is well served by local and national operators such as McDonalds, Barclays Bank, Costa Coffee, Tortilla Paddy Power and Kingsland Shopping Centre.

Description:

The property is a former bank building which is currently trading as Duncan Lewis Solicitors, arranged over 6 levels which includes the open plan mezzanine level. Ground floor accommodates 8 consultation rooms, main reception area and customer waiting areas are also located on the ground floor. The basement is currently used as server room and storage. The upper floors are used as main offices and there is lift facilities serving the entire floors. WC and kitchenette facilities are also available throughout the entire building.

Accommodation:

The property offers the following (NIA) approximate dimensions:

Ground floor:	2,048 sq. ft. - 190.25 sq. m.
Basement floor:	830 sq. ft. - 77.10 sq. m.
Mezzanine floor:	1,120 sq. ft. - 104.04 sq. m.
First floor:	1,540 sq. ft. - 143.06 sq. m.
Second floor:	1,355 sq. ft. - 125.87 sq. m.
Third floor:	1,322 sq. ft. - 122.90 sq. m.
Total area:	8,215 sq. ft. - 763.17 sq. m.

Terms:

Our clients wish assign their existing FRI lease from 30th June 2006 for term of 20 years which is to expire on and including 31st May 2026, the current rent passing £183,153.92 per annum, next rent review will be 1st June 2021. We also understand that this lease is contracted outside the security of the L&T Act 1954.

VAT:

The property is elected for VAT.

Rateable Value:

We are advised by the VOA website that the property has been valued together with 4 Balls Pond Road, once a suitable assignee or a sub-tenant is found the property will be reassessed on its own, however interested parties should make their own enquiries to London Borough of Hackney if they wish to obtain further information.

Use:

We understand that the ground floor and basement benefits from A2 use class consent and the upper parts benefit from B1 office use class consent.

EPC:

The property has a EPC rating of 79 (D) copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

Viewings:

strictly via Landlords sole agents Willmotts Chartered Surveyors.

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Map



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