

A1/A3 OPPORTUNITY

333 KINGSLAND ROAD

LONDON E8

The unit is located on a busy position on Kingsland Road close to Haggerston Station. The unit comprises of the ground floor and basement of the redevelopment of Kingsland Road's Fire Station. The development will provide a home for Hackney New Primary School along side new 68 apartments.

The unit has A1/A3 planning confirmed, with an extraction route in place. There would be potential to split the unit and have D2 in the basement, subject to planning.



SHACKLETON

FINER DETAILS

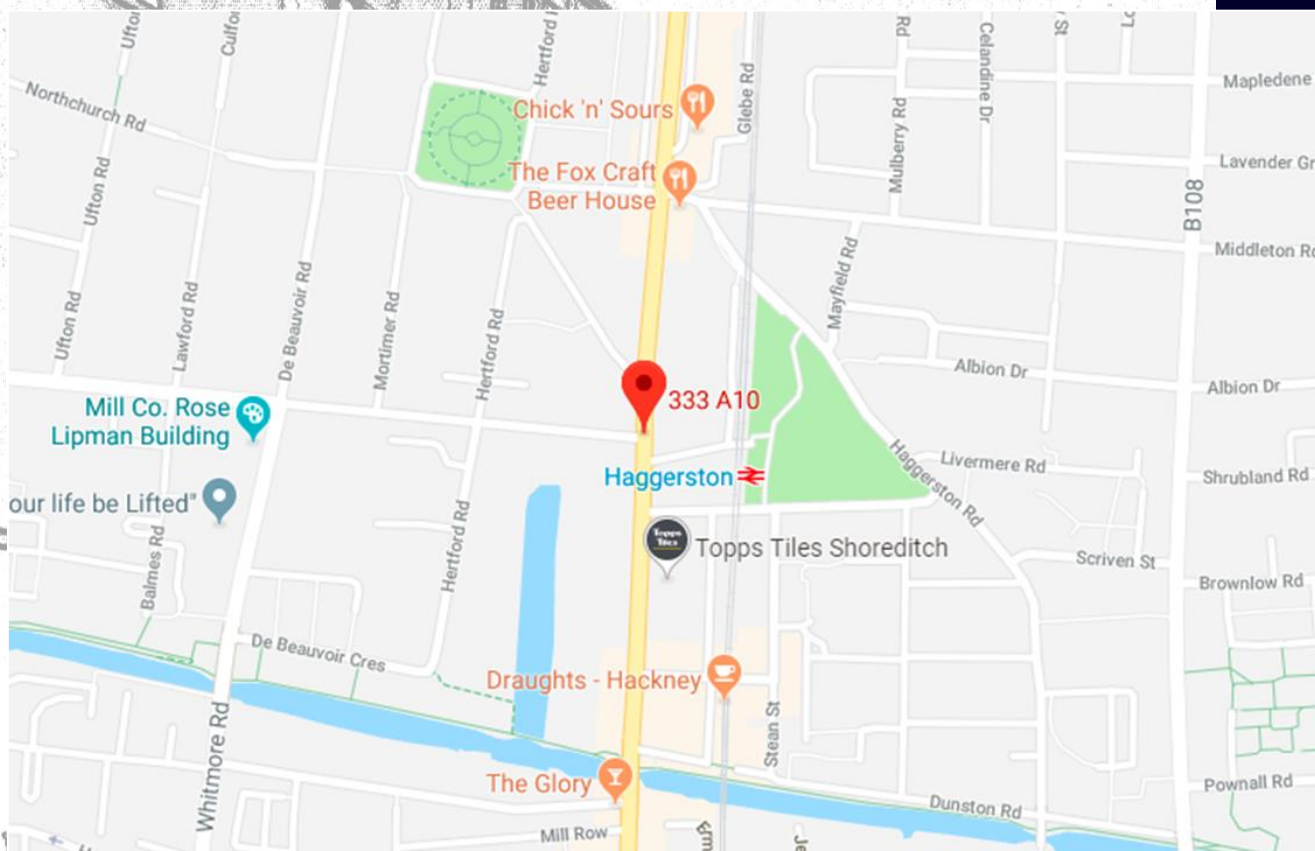
Ground:	1,315 sqft	122.17 sqm
Basement:	1,754 sqft	162.95 sqm
Total:	3,069 sqft	285.12 sqm

Rent: £115,000 pa
Term: New lease available

Rateable Value: TBC

Handover: Q4 2019

An EPC has been commissioned and is available on request.



For viewings and further information, please contact:

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Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All prices/rents are quoted exclusive of any VAT which may be payable.