

## 1 KINGSLAND HIGH STREET LONDON E8 2JS



**PRIME CORNER BUILDING (CLASS E) TO LET  
RANGE OF USES CONSIDERED  
GROUND, BASEMENT AND MEZZANINE – 3,998 SQ. FT.  
(371.39 SQ. M)  
ASSIGNMENT OF AN EXISTING LEASE OR NEW LEASE  
SUBJECT TO LANDLORD'S CONSENT**

**POTENTIAL TO SPIT INTO SEPARATE FLOORS**

### Location:

The property is situated in a prime corner position in the heart of Dalston Town Centre and is yards away from Dalston Junction station. Kingsland High Street (A10) and Dalston Road (A104) are prominent through-roads, allowing for quick and easy access into the City and West End. 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 a Duncan Lewis Solicitors. It is arranged over 6 levels; however, the ground, basement and mezzanine floors can be demised separately. The property has been recently re-decorated inside and presents well in its current form as offices, however it has access to a gas supply and can be utilised for a variety of uses subject to landlord and planning consent. It benefits from a main reception area, lifts serving each floor, consultation rooms and WCs.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	830 sq. ft. (77.10 sq. m.)
Ground	2,048 sq. ft. (190.25 sq. m.)
Mezzanine	1,120 sq. ft. (104.04 sq. m.)
<b>Total</b>	<b>3,998 sq. ft. (371.39 sq. m.)</b>

### User:

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value:

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

We are advised by the VOA website that the property has been valued together with 4 Balls Pond Road. Once a suitable assignee or new tenant is found the property will be reassessed on its own.

### EPC:

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

### Legal Fees:

Each party to bear own legal costs.

### VAT:

The property is elected for VAT.

### Rent:

Price on application

### Terms:

Our clients wish to assign their existing FRI lease from 30th June 2006 for a term of 20 years which is to expire on and including 31st May 2026, however we are open to various lease negotiations. We also understand that this lease is contracted outside the security of the L&T Act 1954.

### Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

### Contacts:

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