

ONE KINGSLAND PASSAGE, E8

10,638 SQ FT
HQ OFFICE OPPORTUNITY FOR RENT
DALSTON, E8

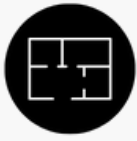




DESCRIPTION

Originally developed as a tram shed, One Kingsland Passage was converted into offices in the mid-1990s, winning the "Office of the Year" architectural award in 1995. Following a comprehensive refurbishment in 2020, it now comprises 10,638 sq ft (988 sq m) of high-quality office accommodation with modern ESG credentials and an EPC B rating.

AMENITIES



OPEN PLAN



PRIME LOCATION



WAREHOUSE STYLE FEATURES



MEETING ROOMS



AIR CONDITIONING



EXCELLENT NATURAL LIGHT



BIKE RACKS



E CLASS USE



GREAT CEILING HEIGHTS

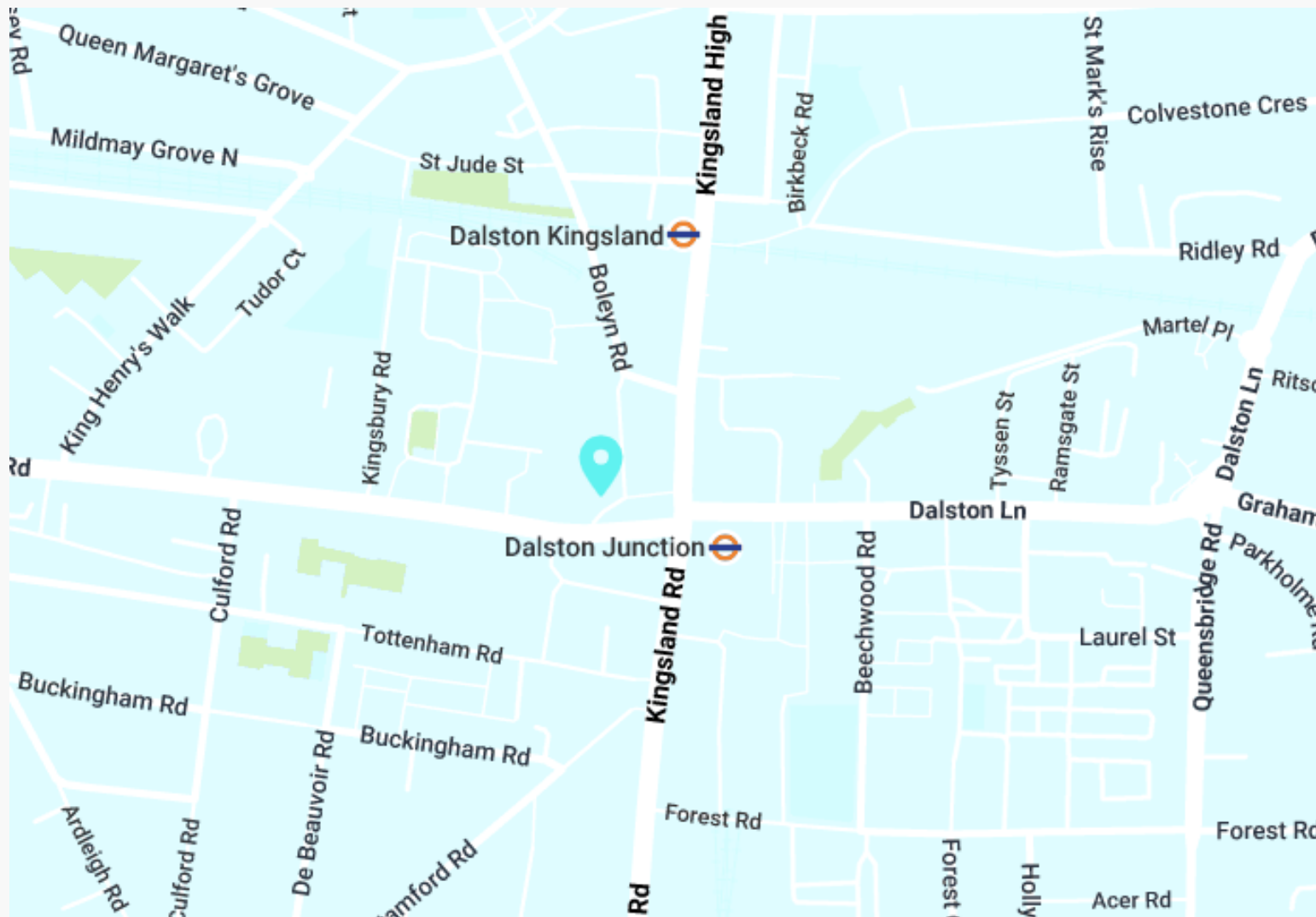
HQ OFFICE OPPORTUNITY FOR RENT



LOCATION



One Kingsland Passage occupies a well-connected position in Dalston, close to Hackney Central, Islington and Haggerston. Its location offers excellent access to Old Street and the City of London, making it an attractive base for tech, media and creative occupiers.



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	5,048					
1 st Floor	4,728					
2 nd Floor	862					
Total	10,683	Available	£35.00	TBC	N/A	£31,159

LEASE

A new lease to be granted from the freeholder

TIMING

Available immediately .

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis

VIEWINGS VIA SOLE AGENTS

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