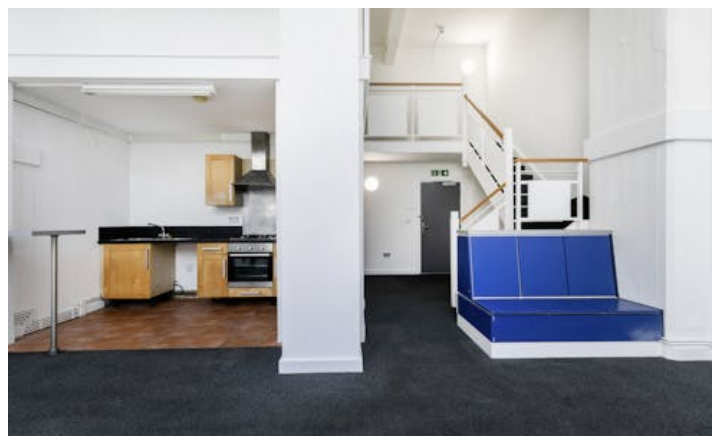


OFFICES TO LET

Self-contained commercial spaces available on flexible lease terms

Ability View, 222 Kingsland Road, E2 8DG
1,032 - 2,752 sq ft



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Description

Self-contained offices arranged over ground, lower ground and mezzanine floors. The units benefit from generous ceiling height and good natural light. There is a good split between an open plan workspace on the lower ground and a meeting area on the mezzanine floor. The space has 24 hour access and is available on flexible lease terms.

Location

The office is situated on the east side of Kingsland Road (A10) which provides direct access into Shoreditch and the City via its numerous bus routes. The property is a short distance from Haggerston Station (Overground Line), as well as a 5 minute walk from Hoxton Station. There is an increasingly vibrant residential and business community with several smart restaurants, bars and cafes having recently opened nearby. Shoreditch Park is less than a 10 minute walk from the property.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 2	1,032	95.88	£22.50	£15.47	n/a	£3,265.42	£39,185.04	Available
Unit - 1	1,720	159.79	£23.50	£12.26	On Application	£5,125.60	£61,507.20	Available
Total	2,752	255.67	£23	£13.87		£8,391.02	£100,692.24	

Features

- Self-contained
- Excellent floor to ceiling height
- Flexible lease terms
- Demised WC and shower
- Fitted kitchen
- 24 hour access

EPC

D

Terms

On application

VAT

Applicable

ELLIS BROWN

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