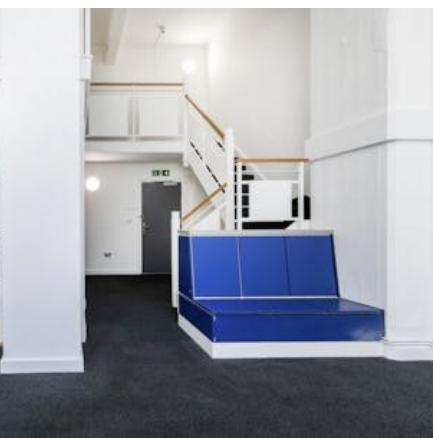


# ELLIS BROWN

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

### 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
<b>Total</b>	<b>2,752</b>	<b>255.67</b>	<b>£23</b>	<b>£13.87</b>		<b>£8,391.02</b>	<b>£100,692.24</b>	

### 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

### Contact

**Christopher Antoniou**  
**07922 584 901**  
**christopher@ellisbrowncommercial.com**

**Freddie Grant**  
**07956 201 774**  
**fgrant@ellisbrowncommercial.com**

### Joint Agents

**Joel Barnes (Strettons)**  
**Tom Schwier (Strettons)**  
**020 7614 0906**

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