

138 KINGSLAND  
ROAD, E2

3,300/4,075/7375 SQ. FT

FIRST AND SECOND FLOOR WAREHOUSE STYLE OFFICE

FOR RENT

HOXTON, E2







## DESCRIPTION

Two Victorian warehouse media style offices located on the first and second floors of an imposing character building. The unit benefits from a wealth of original features, including wooden flooring, exposed brickwork and great natural light throughout. Occupiers benefit from the ground floor café and the spaces will be of interest to a vast number of occupiers including media, creative and professional alike.

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



BIKE RACKS



E CLASS USE



COURTYARD



ORIGINAL  
FLOORING



EXPOSED  
BRICKWORK



MEETING ROOMS



KITCHENETTE



LIFT

## 2<sup>ND</sup> FLOOR WAREHOUSE STYLE OFFICE



## TRANSPORT

Hoxton – 3 Mins Walk



Shoreditch High Street – 13 Mins Walk



Haggerston – 11 min Walk

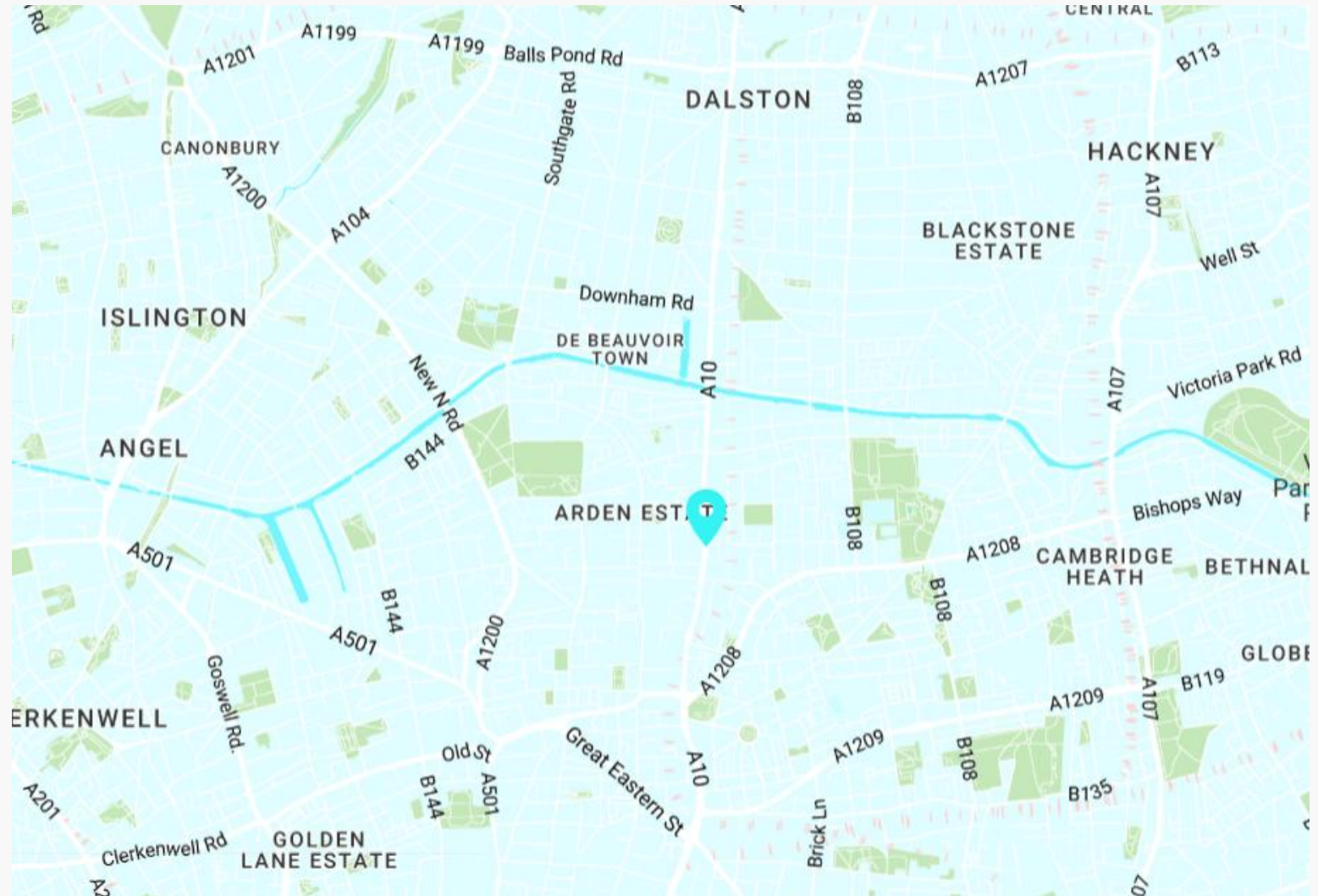


## AREA

Located on the east side of Kingsland Road, the property provides excellent transport links, directly into Shoreditch and The City via Haggerston Station (Overground Line), Shoreditch High Street (Overground) and Regents Canal.

The area also benefits from an increasingly vibrant residential & business community with several smart restaurants, bars and cafes nearby.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	4,075	Available	£26.50	£18.83	£2.85	£16,361
2 <sup>nd</sup> Floor	3,300	Under Offer	£24.50	£18.83	£2.85	£12,699

### LEASE

This floors are available together or separately on new flexible lease terms

### 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.

# VIEWINGS VIA JOINT SOLE AGENTS

**BELCOR**

020 7375 3444  
agency@belcor.london  
www.belcor.london

**STRETTONS**

www.strettons.co.uk

## TEAM



**LUCY STEPHENS**  
**DIRECTOR**  
ls@belcor.london  
07789 843 729



**DANIEL JACKSON**  
**AGENCY**  
dj@belcor.london  
07725 203254

020 7375 3444  
www.belcor.london