



## 505A Kingsland Road

London, E8 4AU

### Retail unit in a prominent corner position on Kingsland Road

**942 sq ft**  
(87.51 sq m)

- Prominent corner unit at the junction of Stamford Road and Kingsland Road
- Extensive retail frontage
- Use class E
- Strong pedestrian and vehicular traffic
- Dalston Junction Overground Station is approximately a two minute walk away

## Summary

<b>Available Size</b>	942 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£15,095 per annum
<b>Service Charge</b>	TBC
<b>EPC Rating</b>	D

## Location

The property is located on the corner of Stamford Road and Kingsland Road in the London Borough of Hackney. The surrounding area includes a mix of independent retailers, cafés and restaurants, along with a range of local amenities.

The property is well served by public transport. Dalston Junction station is approximately a two minute walk from the property, while Dalston Kingsland station is around five minutes away. A number of bus routes also operate along Kingsland Road, providing connections to other parts of London.

Nearby occupiers include Tesco, Anytime Fitness, Pret A Manger and Five Guys. The property is also located close to Kingsland Shopping Centre and Dalston Square.

## Description

The available unit is arranged over the ground floor of a corner building. The unit benefits from extensive retail frontage onto Kingsland Road together with return frontage onto Stamford Road, providing strong visibility, excellent natural light and prominence to passing pedestrian and vehicular traffic.

The space is predominantly open plan and benefits from a main entrance onto Kingsland Road.

The unit is considered suitable for a variety of uses including retail, leisure, F&B, café, showroom or other commercial uses, subject to the necessary consents.

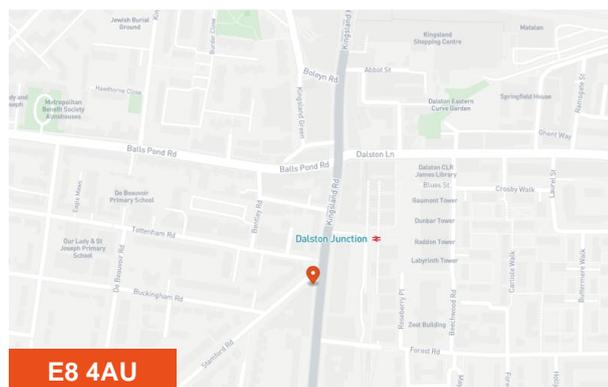
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	942	87.51
<b>Total</b>	<b>942</b>	<b>87.51</b>

## Terms

Available on a new lease direct from the landlord, with terms to be agreed.



## Viewing & Further Information

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