

Est.1955

Tarn
&Tarn

93 KINGSLAND ROAD
SHOREDITCH
LONDON
E2 8AG

SELF CONTAINED
E-CLASS UNIT
1,109 FT²



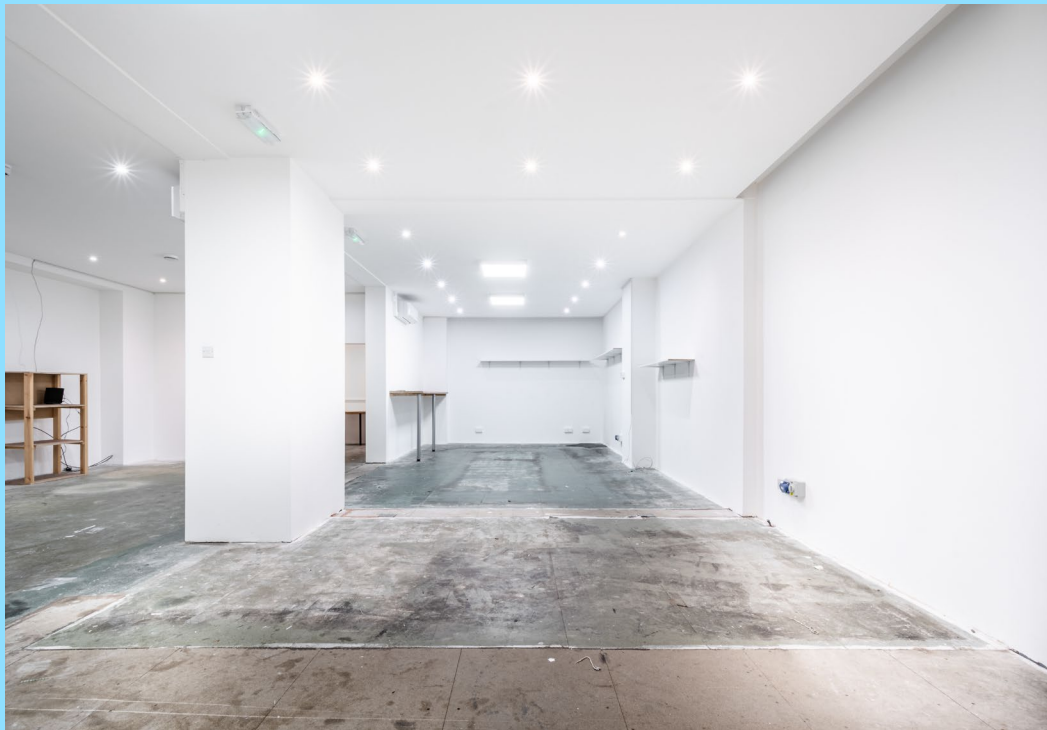
DESCRIPTION

This well-maintained ground-floor office/studio, part of a three-story building, provides self-contained street access. With a largely open-plan area, high ceilings, and air conditioning, it's a versatile space suitable for a range of users, from fashion/fitness companies to photographers.

SUMMARY

- Good Floor-to-Ceiling Height
- Self Contained
- AC System
- Kitchenette
- WC Facilities





LOCATION

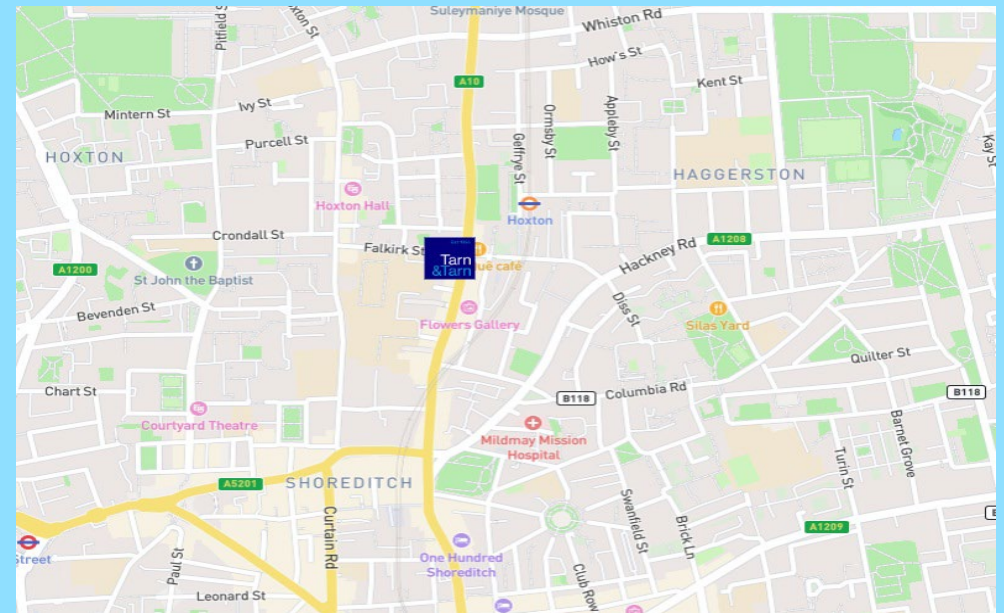
THE AREA

The property is situated on the corner of Retford Street and Kingsland Road in Shoreditch, moments away from it's junction with Falkirk Street and Cremer Street. The unit is in an extremely vibrant and busy location as it is moments away from being in the heart of Shoreditch, an area extremely well served by a multitude of local restaurants, bars, cafes and shops. The unit benefits from being extremely well connected, with Hoxton, Shoreditch and Old Street underground station all being within short walking distance.



TRANSPORT

-  Hoxton (2-minute walk) – **Overground & Underground Line**
-  Shoreditch High Street (9-minute walk) – **Overground Line**
-  Old Street (11-minute walk) – **Overground & Underground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	1,109				
TOTAL	1,109	£35,000 (£31.55 psf)	£4,436	£0	£39,436

TERMS

A new F.R.I Lease to be contracted outside the Act 1954.

BUILDING INSURANCE

Included in the service Charge

VAT

N/A

LOCAL AUTHORITY

London Borough of Hackney

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LEGAL COSTS

Each party to bear their own costs



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VIEWINGS

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