

# 222 Kingsland Road, Hackney, London, E2 8DG

## TO LET

Office

1,032 to 1,720 sq ft / 95.9 to 159.8 sq  
m

£22.50 - £23.50 per sq ft

# Self-contained Office Spaces Moments From Haggerston and Hoxton Stations



- Private office / meeting rooms
- Full kitchen, WCs, and shower facilities
- Self contained
- Communal courtyard
- Fibre Connectivity
- Good natural light
- 24 Hour Access
- Fantastic ceiling height throughout

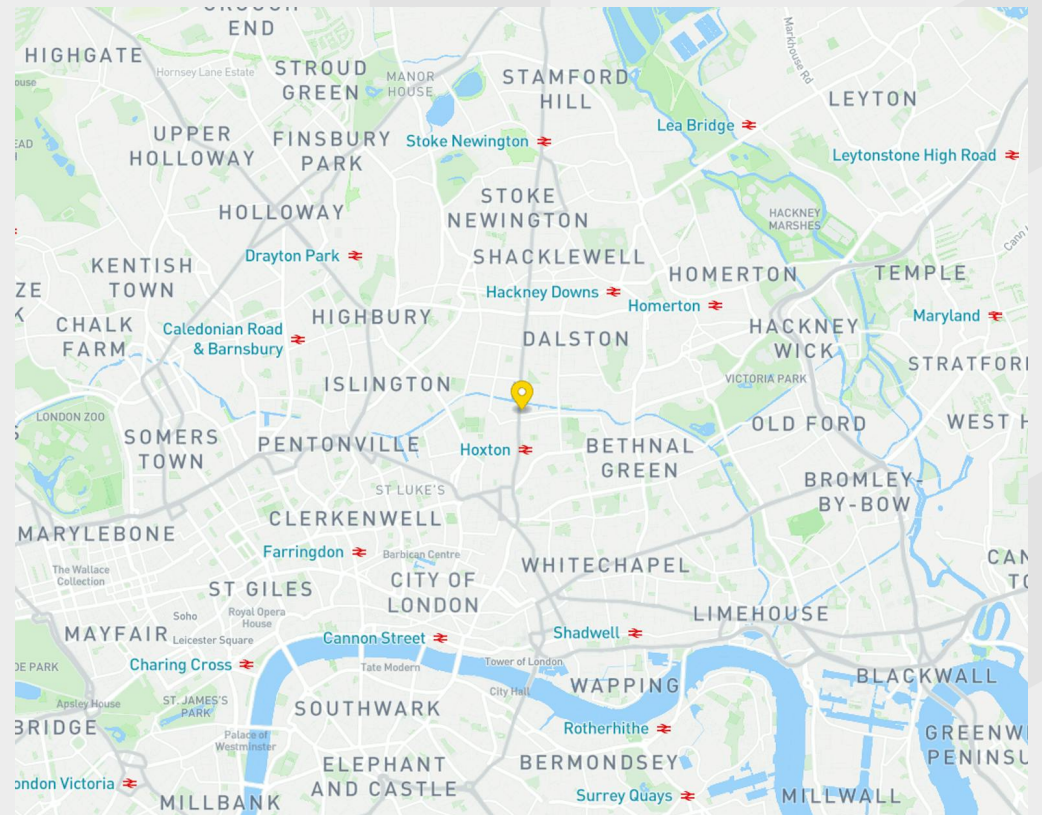
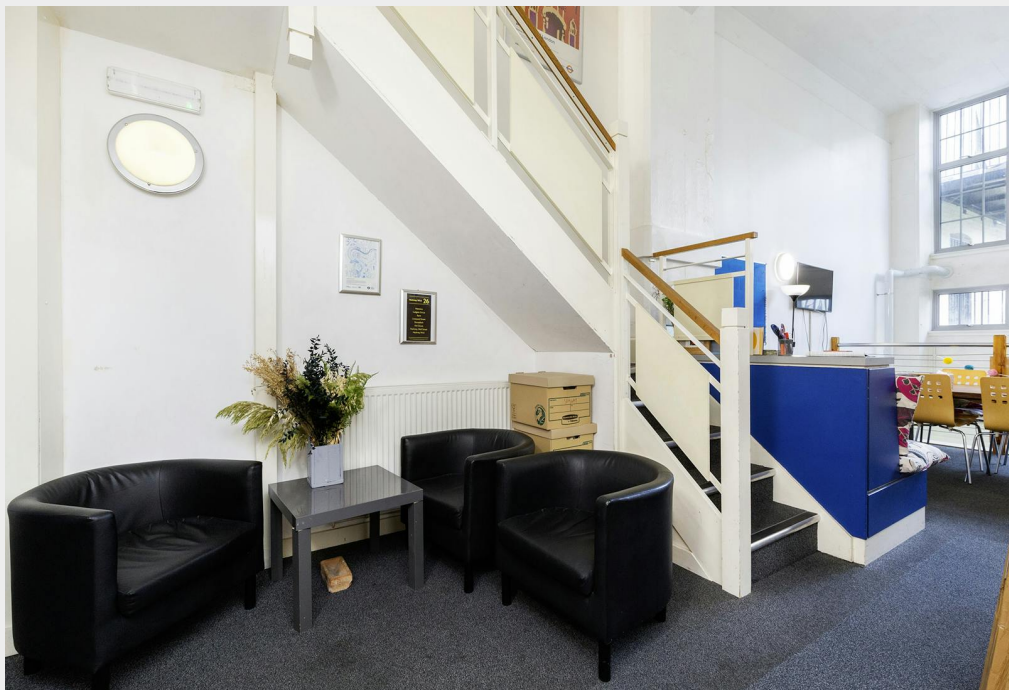


## Description

The self-contained units arranged over the ground, lower ground and mezzanine floors with extensive street frontage and 24 hour access. The units benefit from fibre connectivity and good natural light, as well as having access to a communal courtyard. Great ceiling heights and large windows make the space a comfortable working experience.

## Location

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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 1	1,720	159.79	£23.50	£13.63	n/a	Available
Unit - 2	1,032	95.88	£22.50	£15.47	n/a	Available

### Tenure

New Lease

### EPC

D

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

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