



**STIRLING
ACKROYD**

TO LET

**Block A Timber Wharf,
240B Kingsland Road,
London, E2 8AX**

2,124 sq ft

**Ground & First Floor
Office with Canal View**



VIDEO TOUR

stirlingackroyd.com



Description

Offered across the ground and first floors, the space benefits from an abundance of natural light and a riverside position. The accommodation is fitted to a high standard, with a fully fitted kitchen located on the first floor.

The space also benefits from two private terraces overlooking the canal, air conditioning throughout and a functional HVAC system. The layout provides a practical configuration, with an open-plan area on the first floor featuring ceiling heights of over 4m, alongside meeting and breakout rooms on the ground floor.

The unit has been occupied by the owners, with considerable attention given to the design and specification of the space. This presents an excellent opportunity for an occupier seeking a well-designed, high-quality office in a sought-after position on Kingsland Road.

Key points

- Canal Views
- Fully Fitted Kitchen
- Ground & First Floor - 2124 sq ft
- Excellent Connectivity, Moments Away From Hoxton Station
- Private terrace looking over Regents Canal
- Air Conditioning Throughout



Location

Located on the junction of Kingsland Road the space is within walking distance of Hoxton Station with various bus routes accessible on Kingsland Road, ideal for connections into the City alongside North and East London.

Within the creative district of Shoreditch and Hoxton the building is situated amongst an array of coffee shops, bars, restaurants and commercial occupiers.

Transport Links



Haggerston 0.2 Miles



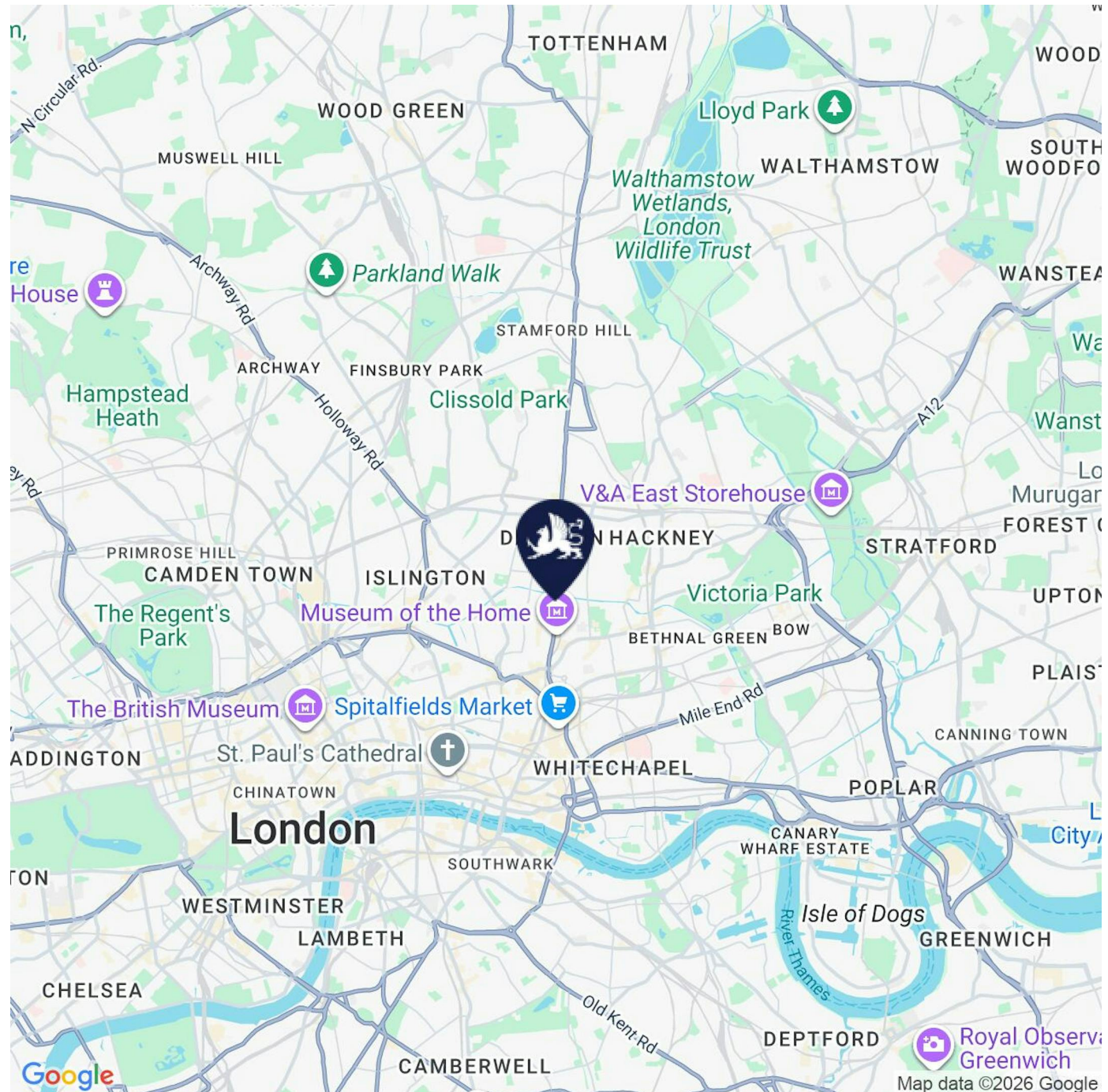
Hoxton 0.3 Miles



Dalston Junction 0.7 Miles



Old Street 0.8 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£75,000 per annum
Rates	£13,543 per annum
Service Charge	£3,598.72 per annum £899.68 per quarter
VAT	Applicable
EPC	C (56)

Viewing & Further Information



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