



1 Baltic Place Unit 2

Haggerston, London, N1 5AQ

Superb Self-Contained Ground Floor Commercial Space with frontage to Kingsland Road

1,571 sq ft
(145.95 sq m)

- Office / Showroom / Class E uses considered
- Comfort Cooling/Heating
- Shower
- Level access / DDA compliant
- Available fully fitted

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Summary

Available Size	1,571 sq ft
Rent	£48,000 per annum
Rates Payable	£25,449 per annum Based on April 2026 Valuation before any applicable Reliefs.
Rateable Value	£51,000
Service Charge	£9,077 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

This self-contained Ground Floor space is entranced direct from Kingsland Road and boasts full height glazing to both the Street and Courtyard facades. The unit is currently configured for office use, with meeting rooms, phone booths and can be available fully fitted. There is also a private W.C. / shower and kitchen area.

Location

The space is located on the East side of Kingsland Road, very close to where the road crosses over the Grand Union Canal and moments from Haggerston Overground Station (Windrush Line). The immediate area is thriving with several well-regarded eateries and fitness / wellness operators along with neighbourhood shops. The area is also well-served by numerous bus routes and accessible on foot and bike via the canal.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Commercial	1,571	145.95	Available

Terms

Available on a new effective Full Repairing and Insuring Lease, the terms of which are negotiable.

Initial Rent

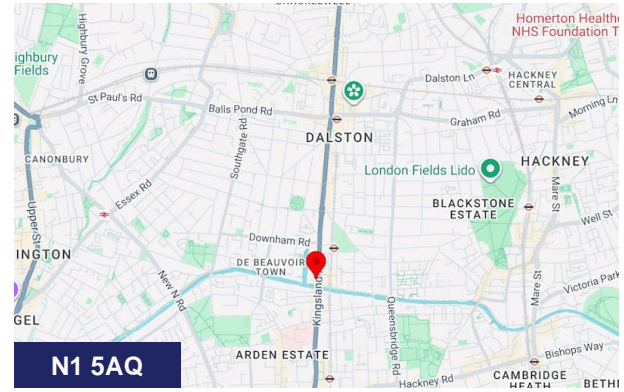
£48,000 per annum exclusive.

Business Rates

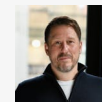
The Valuation Office Agency website lists the April 2026 Rateable Value of the premises at £51,000 based on current Office use with Rates Payable before any applicable Reliefs notionally estimated at £25,449. Interested parties are advised to seek their own confirmation from London Brough of Hackney.

Service Charge

Estimated at £9,077 per annum for the current year.



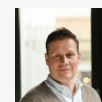
Viewing & Further Information



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