



**STIRLING
ACKROYD**

FOR SALE

**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 floor this space has an abundance of natural light located on the riverside. The space is fitted to a high standard, including a fully fitted kitchen located on the first floor.

The sale for the benefit of the long leasehold is subject to an annual ground rent of £100 for the first 25 years of the term, increasing to £200 per annum for the duration.

Key points

- Canal Views
- Long Leasehold - 108 Years
- Long Leasehold Interest Offered With Vacant Possession
- Fully Fitted Kitchen
- Ground & First Floor - 2124 sq ft
- Excellent Connectivity, Moments Away From Hoxton Station



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



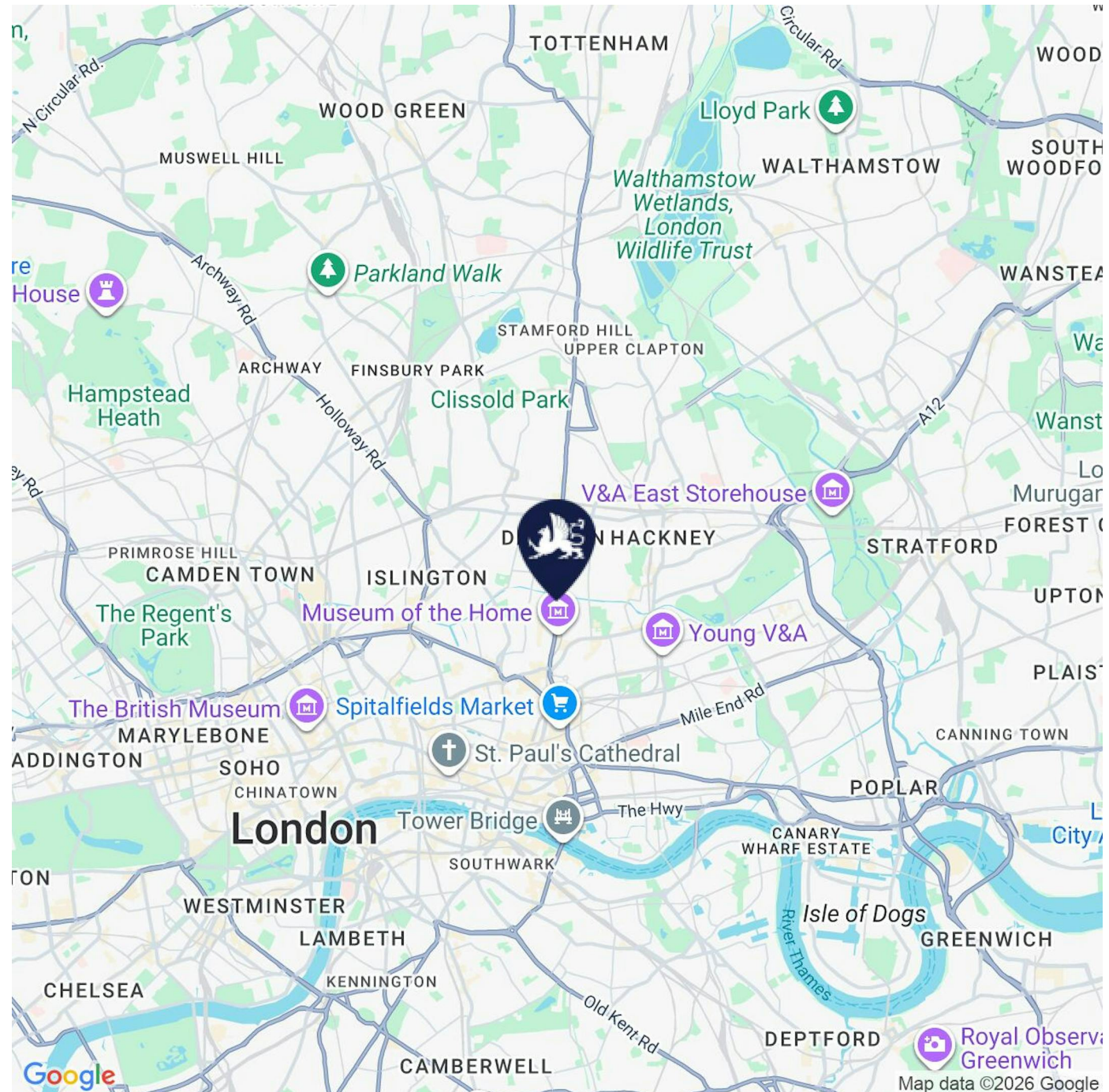
Hoxton 0.3 Miles



Dalston Junction 0.7 Miles



Old Street 0.8 Miles





Rents, Rates & Charges

Price	£1,200,000
Rates	On application
Service Charge	£3,598.72 per annum £899.68 per quarter
VAT	Applicable
EPC	C (56)

Viewing & Further Information



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