



**STIRLING  
ACKROYD**

**FOR SALE**

**82 Kingsland Road,  
London, E2 8DP**

**10,905 sq ft**

**Prominent Shoreditch  
warehouse style  
premises over three  
floors**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

Comprising the lower ground, ground and first floors of a beautiful former warehouse property which is currently occupied by Flowers Gallery.

The ground floor benefits from very high ceilings, window frontage to Kingsland Road and rear access to Union Walk/Nazrul Street. A wide staircase links the ground and first floor - which is currently occupied as gallery and office studio space. However the internal partitions could be removed to provide a completely open plan space which will be flooded with natural light thanks to the large windows front and back. The lower ground floor is accessed via a stairwell at the rear of the building and could be self contained by using the Union Walk entrance.

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## Location

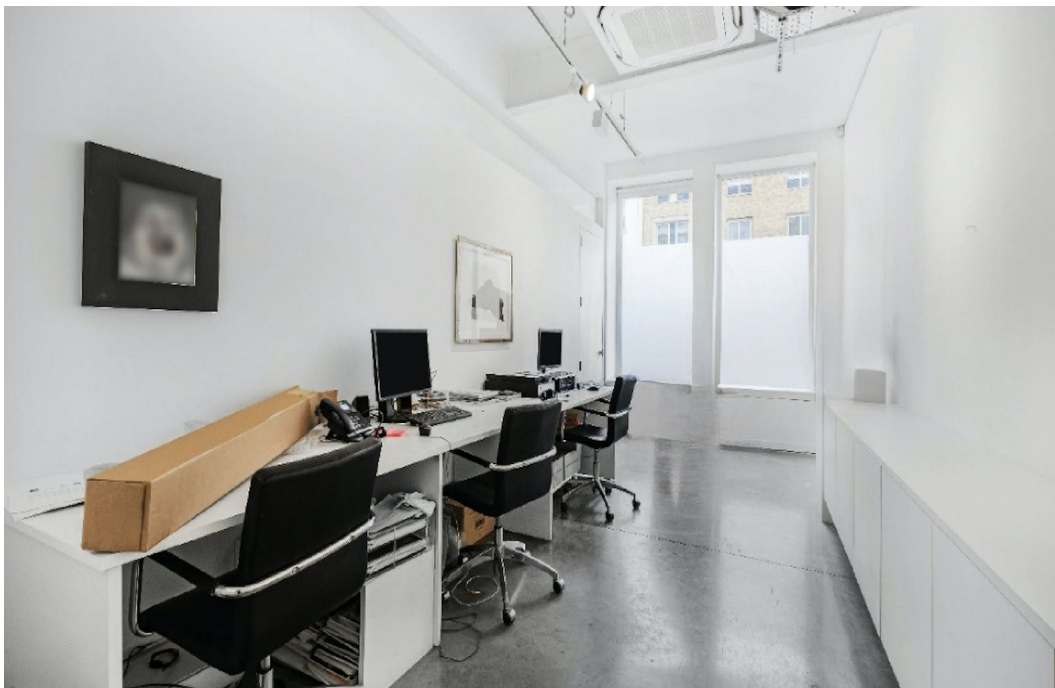
Situated in a great location on Kingsland Road, close to the junction with Waterson Street and Cremer Street and being very close to Hoxton Station. There is a range of restaurants, bars and coffee shops in the immediate area as well as local supermarkets.

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## Key points

- Ground floor with street frontage
- Front and rear access
- Vendor will consider a sale and leaseback of the lower ground floor
- Excellent ceiling height
- Fantastic natural light
- DDA compliant
- Former warehouse
- High ceilings





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## Accommodation

| Name         | sq ft | sq m   | Availability |
|--------------|-------|--------|--------------|
| 1st          | 3,539 | 328.78 | Available    |
| Ground       | 3,648 | 338.91 | Available    |
| Lower Ground | 3,718 | 345.41 | Available    |

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## Rents, Rates & Charges

|                |                  |
|----------------|------------------|
| Price          | £4,500,000       |
| Rates          | £16.55 per sq ft |
| Service Charge | to be confirmed  |
| VAT            | On application   |
| EPC            | C (64)           |

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## Viewing & Further Information



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