



Unit 1C, Haggerston Studios

284 Kingsland Road, London, E8 4DN

Bright double aspect office available by Haggerston Station

880 sq ft
(81.75 sq m)

- Wooden floors
- Corner meeting room
- Well appointed kitchen
- Self contained WC with shower

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Summary

Available Size	880 sq ft
Rent	£23,750 per annum
Rates Payable	£10,104.75 per annum based on 2023 Valuation
Rateable Value	£20,250
Service Charge	£2,700 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (108)

Description

The first floor space benefits from good ceiling height and good natural light from two aspects. The office is delivered in with wooden floors with an attractive corner meeting room as well as a kitchen and WC with shower. The offices are accessed via a well presented entrance lobby and a passenger lift and stairs serve all floors. There is secure bike parking off the ground floor lobby.

Location

The modern building is located on Kingsland Road, at its junction with Lee Street so in easy distance of the amenities of Dalston Town Centre and the Regents Canal. Bounded by Hoxton and Shoreditch to the south, Dalston to the north, close to Regents canal with London Fields and the vibrant Broadway Market to the east and Islington to the West, Haggerston has undergone extensive redevelopment in recent years to become a vibrant mixed use area popular with tech and creative occupiers. The building is located 1 minute from Haggerston Overground Station and there are multiple bus routes on Kingsland Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	880	81.75	Available
Total	880	81.75	

Terms

A new lease outside the protective provisions of the Landlord and Tenant Act for a term to be agreed.

Initial Annual Rent

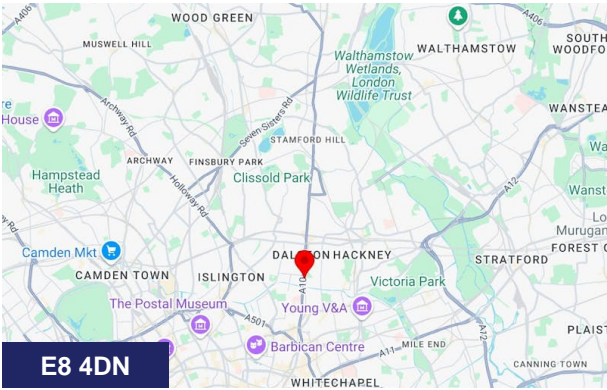
£23,750 (+VAT) per annum exclusive.

Business Rates

The 2023 Rateable Value of the premises is £20,250. We estimate Rates Payable to be £10,100 annually. Interested parties are asked to make their own enquiries to the London Borough of Hackney.

Service Charge

The current service charge is running at £2,700 + VAT per annum.



Viewing & Further Information

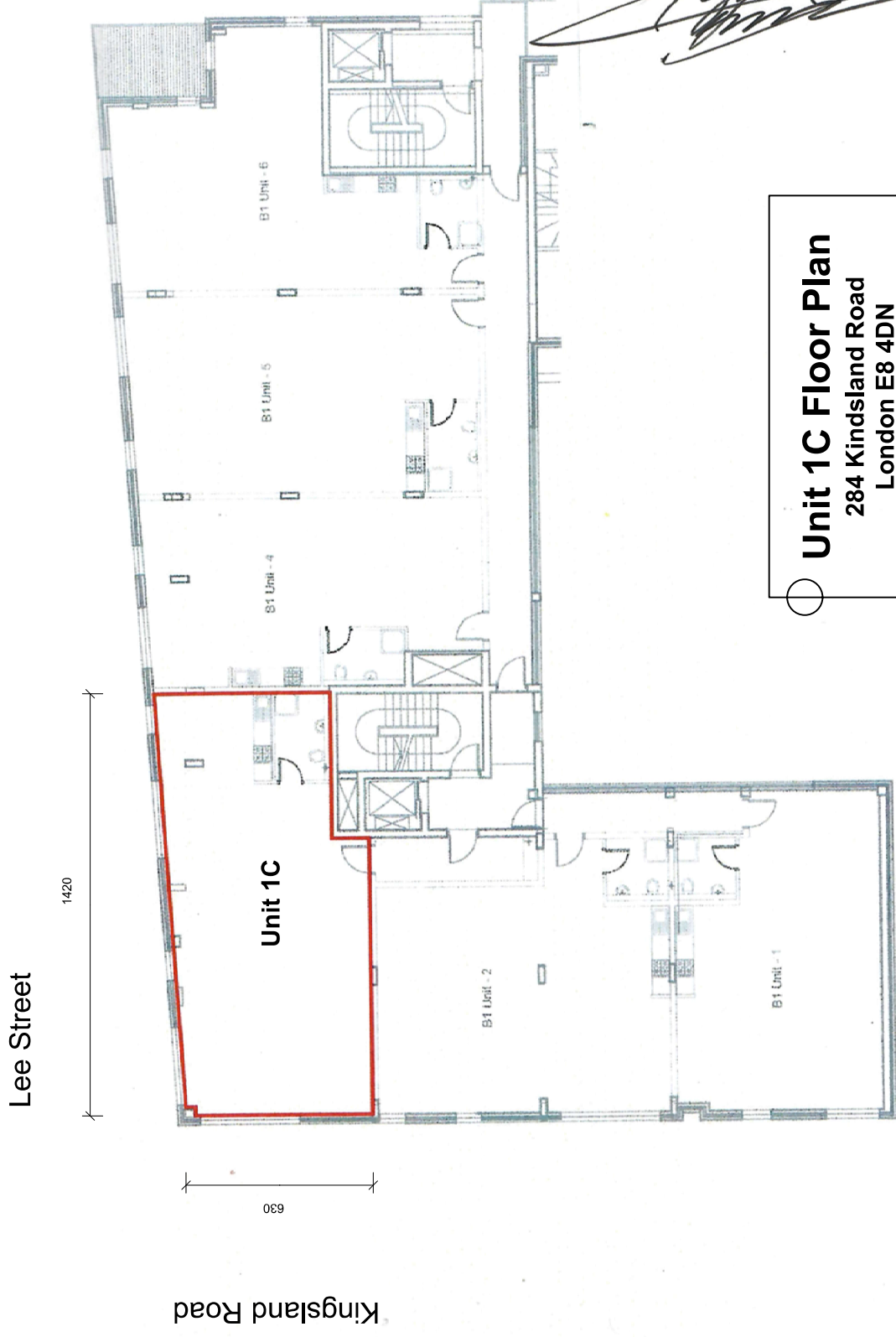


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Plan 1



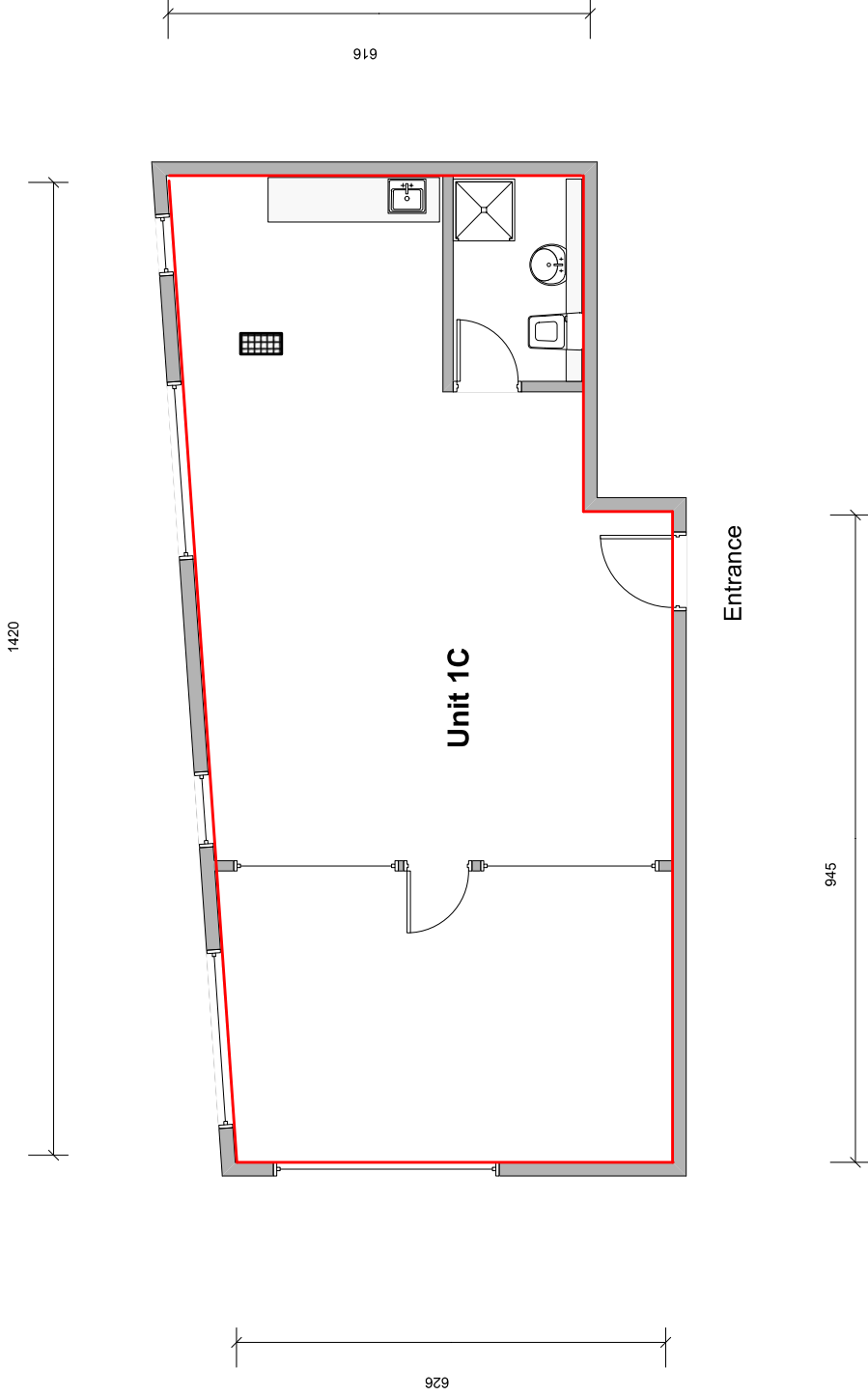
Unit 1C Floor Plan
284 Kindsland Road
London E8 4DN
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Unit 1C Floor Plan

284 Kindsland Road
London E8 4DN

Scale : 1: 100 @ A4

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