STRETTONS



305a Kingsland Road, Haggerston, London, E8 4DL

Office To Let | £10.50 - £35 per sq ft | 4,692 to 34,669 sq ft

020 8520 9911
www.strettons.co.uk

A newly built studio / workspace / creative office HQ opportunity facing Regent's Canal in Haggerston







- Flexible Studio Office / Makers & Affordable Workspace
- Suitable for a range of start ups, SMEs & established businesses
- Generous communal reception
- Dedicated passenger lift & WC core
- Off street loading bay & goods lift for deliveries
- Good floor to ceiling heights
- A new lease is available from the landlord, alternatively offers to acquire a long leasehold interest will be also considered



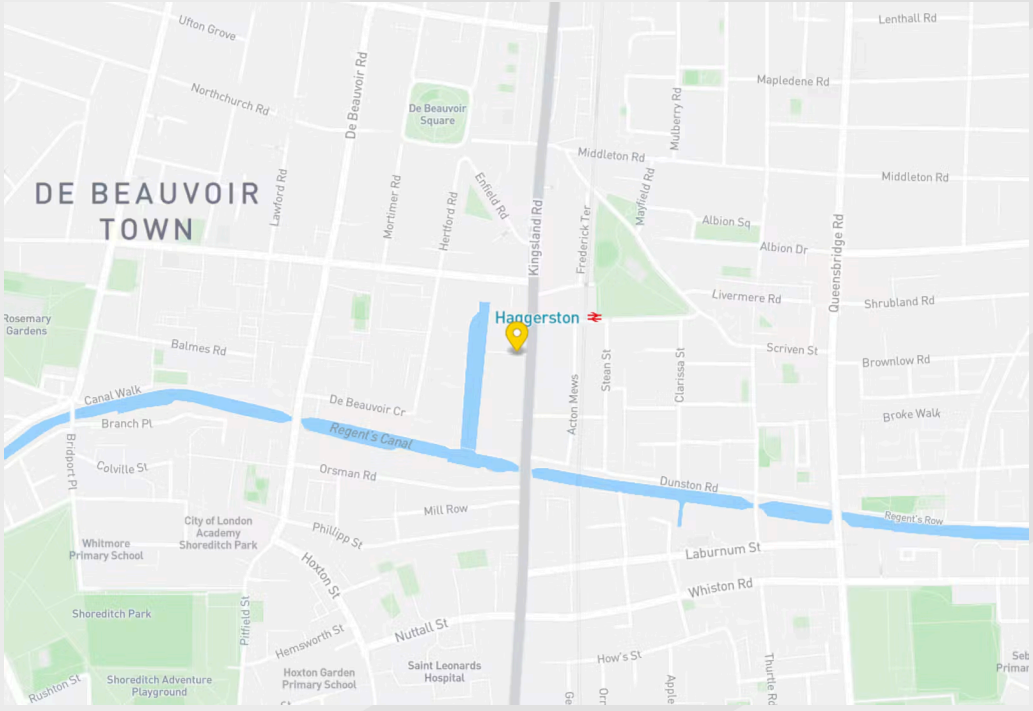
Description

This new build scheme offers a prime creative office / workspace / makers space opportunity with 35,000 sq.ft of accommodation spread over four levels: basement, lower ground, ground & 1st floors. Designed to meet the needs of modern businesses, this building provides a flexible and spacious environment suitable for a variety of end business occupiers and affordable workspace providers.

Location

Located in the heart of Haggerston, in a prominent waterside location facing the Regent's Canal whilst also having extensive frontage to Kingsland Road. As well as a handful of national chains including a Tesco Express, the location supports some of the coolest retail and F&B businesses east London has to offer, including The Duke of York, Tonkotsu, Planque, 58 Gin, Berber & Q, Shed. The scheme is moments from Haggerston Station (Overground Line) providing excellent connectivity to: Shoreditch High Street - 4 mins | Whitechapel - 6 mins | Highbury & Islington - 9 mins | Liverpool Street - 12 mins.





Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent (sq ft)	Availability
Basement - B1 & B2 - affordable workspace	12,432	1,154.97	£10.50	Available
Lower Ground	6,889	640.01	£17.50	Available
Ground	4,692	435.90	£35	Available
1st	10,656	989.97	£35	Available
Unit - Total	34,669	3,220.86	-	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

View on Website

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