



**SAVOY STEWART**  
COMMERCIAL PROPERTY

**D1 PROPERTY  
TO LET**

# 167 - 169 KINGSLAND ROAD

London, E2 8AL

New D1 Medical space



## KEY POINTS

- > Valuable D1 use
- > Brand new building
- > Good natural light
- > Balcony
- > Passenger lift

TENURE	TO LET
SIZE	1,185 TO 7,883 SQ FT
EPC	EXEMPT: CURRENTLY BEING CONSTRUCTED OR UNDERGOING MAJOR REFURBISHMENT

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

Hoxton is a vibrant East End district within the London Borough of Hackney. The area comprises of many bars, galleries, museums and fashion stores. The building is close to overground links such as Hoxton station (0.2 miles) and Haggerston station (0.5 miles) as well as underground stations such as Old Street and Liverpool Street stations.

## ADDITIONAL INFORMATION

The available accommodation comprises 3 floors of a brand new medical property. The property has been designed with numerous entrances allowing each floor to be let individually or together.

## AVAILABILITY

Floor	167	169	
2nd floor	1,572 sq ft	1,190 sq ft	
1st floor	1,332 sq ft	1,388 sq ft	
Ground floor	1,185 sq ft	1,216 sq ft	
Total	4,089 sq ft	3,794 sq ft	7,883 sq ft

## AMENITIES

- > Valuable D1 use
- > Reception
- > Waiting area
- > Excellent natural light
- > Disabled WC's

## TERMS

The property is available by way of new lease for a term by arrangement.

## RENT

Terms upon application.

## POSSESSION

The property has been built to shell and core and is available for immediate occupation.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

## VIEWING

Strictly by appointment via agents Savoy Stewart.

## RENT

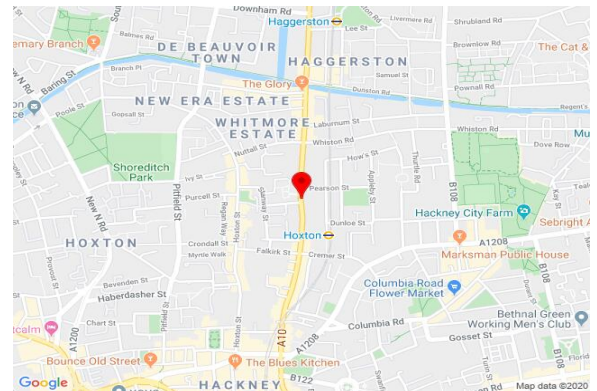
Upon application

## BUSINESS RATES

To be assessed

## SERVICE CHARGE

Available on Request



## VIEWING & FURTHER INFORMATION



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