

## 1 KINGSLAND HIGH STREET LONDON E8 2JS



**PRIME CORNER BUILDING (CLASS E) TO LET  
RANGE OF USES CONSIDERED  
8,215 SQ FT (763.17 SQ M) – 6 LEVELS  
ASSIGNMENT OF AN EXISTING LEASE OR NEW LEASE  
SUBJECT TO LANDLORD'S CONSENT**

**POTENTIAL TO SPLIT INTO SEPARATE FLOORS**

### Location:

The property is situated in a prime corner position in the heart of Dalston Town Centre and is yards away from Dalston Junction station. Kingsland High Street (A10) and Dalston Road (A104) are prominent through-roads, allowing for quick and easy access into the City and West End. The property is well served by local and national operators such as McDonalds, Barclays Bank, Costa Coffee, Tortilla Paddy Power and Kingsland Shopping Centre.

### Description:

The property is a former bank building which is currently trading as a Duncan Lewis Solicitors. It is arranged over 6 levels which includes a basement and open plan mezzanine level. The property has been recently re-decorated inside and presents well in its current form as offices. It benefits from a main reception area, lifts serving each floor, consultation rooms and kitchenette / WCs on each level to allow for potentially separate occupation.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	830 sq. ft. (77.10 sq. m.)
Ground	2,048 sq. ft. (190.25 sq. m.)
Mezzanine	1,120 sq. ft. (104.04 sq. m.)
First	1,540 sq. ft. (143.06 sq. m.)
Second	1,355 sq. ft. (125.87 sq. m.)
Third	1,322 sq. ft. (122.90 sq. m.)
<b>Total</b>	<b>8,215 sq. ft. (763.17 sq. m.)</b>

### User:

We believe the unit benefits from Class E use of

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value:

We are advised by the VOA website that the property has been valued together with 4 Balls Pond Road. Once a suitable assignee or new tenant is found the property will be reassessed on its own.

### EPC:

The property has an EPC rating of 79 (D), and a copy of the EPC is available upon request.

### Legal Fees:

Each party to bear own legal costs.

### VAT

The property is elected for VAT.

### Terms:

Our clients wish to assign their existing FRI lease from 30th June 2006 for a term of 20 years which is to expire on and including 31st May 2026. The current rent passing **£202,217 per annum**, and the next rent review will be 1st June 2021. We also understand that this lease is contracted outside the security of the L&T Act 1954.

### Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

### Contacts:

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