

## 1 KINGSLAND HIGH STREET LONDON E8 2JS



**PRIME CORNER BUILDING OPPOSITE DALSTON JUNCTION  
SECOND FLOOR OFFICE SUITE TO LET  
1,355 sq. ft. (125.87 sq. m.)  
ASSIGNMENT OF AN EXISTING LEASE OR NEW LEASE  
SUBJECT TO LANDLORD'S CONSENT**

**ADDITIONAL FLOORS AVAILABLE UP TO 6,860 SQ. FT.**

**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. The office suite is arranged over second floor; however, all six floors of the building are available to let (up to 8,215 sq. ft. in total). The property has been recently re-decorated inside and benefits from two possible reception areas on 1 Kingsland High Road and Balls Pond Road. There are lifts serving each floor which individually benefit from self-contained WC and kitchenette facilities.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
First	1,355 sq. ft. (125.87 sq. m.)
<b>Total</b>	<b>1,355 sq. ft. (125.87 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.

**Rent:**

Price on application.

**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. 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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