

**1 KINGSLAND HIGH STREET
LONDON, E8 2JS**

TOGETHER WITH

**4 BALLS POND ROAD
LONDON, N1 4AU**



**PRIME CORNER BUILDING WITH ADDITIONAL REAR AREA
(CLASS E) TO LET – SUPERB OFFICE SPACE
13,187 SQ FT (1,225.07 SQ M)**

Location:

The buildings are situated in a prime corner position in the heart of Dalston Town Centre, 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 properties have been merged and are occupied by Duncan Lewis Solicitors. The main corner building is arranged over 6 levels which includes a basement and an open plan mezzanine level. The rear building is arranged over ground and mezzanine levels. The properties have been recently re-decorated inside and present well in their current form as spacious offices. They benefit from two main reception areas, separate entrances, lifts, consultation rooms, kitchenettes, and male and female WCs.

Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	830 sq. ft. (77.10 sq. m.)
Ground	4,270 sq. ft. (396.67 sq. m.)
Mezzanine	3,870 sq. ft. (359.52 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.)
Total	13,187 sq. ft. (1,225.07 sq. m.)

User:

We believe the properties benefit 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 rateable value is £134,026, however interested parties should make their own enquiries.

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 properties are elected for VAT.

Terms:

Our clients wish to assign their existing FRI leases; however, we would be open to negotiate new leases subject to landlord's consent. The rent passing for both buildings is **£363,720** per annum. We also understand that both existing leases are 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.

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