



FOR SALE

99-101 Kingsland Road, E2

99-101 Kingsland Road, London E2 8AG



Office for sale, 3,472 sq ft, £2,500,000

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/33975-99-101-kingsland-road-e2-99-101-kingsland-road>

George Brereton
georgeb@stirlingackroyd.com

Lucy Stephens
lucys@stirlingackroyd.com

99-101 Kingsland Road, E2

99-101 Kingsland Road, London E2 8AG

To request a viewing call us on 0203 911 3666



3,472 sq ft ground and lower ground floor unit to let located on Kingsland Road E2

On the corner of Falkirk Street and Kingsland Road, a thriving high street with a varied mix of retail, restaurants, bars and showrooms. The area is considered one of the most up and coming locations in Shoreditch, popular with media and technology office occupiers, fashion designers and showrooms.

Comprising a new build ground and lower ground commercial unit with excellent floor to ceiling heights throughout, light wells and cut backs allowing natural light to the lower ground floor, wc facilities and prominent frontage to Falkirk Street – being a particular benefit to showroom occupiers.

Highlights

- Excellent floor to ceiling heights throughout
- Light wells and cut backs allowing natural light to the lower ground floor
- WC facilities
- Prominent frontage to Falkirk Street
- 250 year Long Leashold
- Ground Rent approx. £500

Property details

Price	£2,500,000
Building type	Office
S/C Details	TBC
Tenure	Long leasehold

Unit	Floor	Size sq ft
Unit 1	Ground Floor	1,812
	Lower Ground Floor	1,660
Total		3,472

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/33975-99-101-kingsland-road-e2-99-101-kingsland-road>

Contact us

Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
🌐 www.stirlingackroyd.com/commercial
☎ 0203 911 3666
✉ commercial@stirlingackroyd.com
🐦 @Stirling_London
f facebook.com/StirlingAckroyd/

George Brereton
Stirling Ackroyd
☎ 0203 911 3668
✉ georgeb@stirlingackroyd.com

Lucy Stephens
Stirling Ackroyd
☎ 02039113667
✉ lucys@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
☎ 0203 911 3672
✉ samanthajor@stirlingackroyd.com

Quote reference: SALE-33975

21/01/2020 Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.