

SUBSTANTIAL CORNER COMMERCIAL BUILDING IN PRIME DALSTON



1 KINGSLAND HIGH STREET LONDON E8 2JS



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Nº 1

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Kingland High Street

Services provided include:
- Personal Injury
- Road Traffic Accidents
- Medical Negligence
- Clinical Negligence
- Public Liability
- Commercial Litigation
- Employment Law
- Family Law
- Probate
- Wills
- Trusts
- Conveyancing
- Landlord & Tenant
- Dispute Resolution
- Insurance Claims
- Personal Finance
- Debt Recovery
- Intellectual Property
- Commercial Disputes
- Construction Law
- Environmental Law
- Energy Law
- Financial Services
- Healthcare Law
- Human Resources
- Information Technology
- Insurance
- International Trade
- Intellectual Property
- Labour & Employment
- Litigation
- Maritime Law
- Real Estate
- Regulatory
- Tax
- Transport Law
- White Collar Crime
- Workers' Compensation
- Wrongful Death

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Executive Summary

- ❁ Opportunity to acquire a **substantial corner commercial building**.
- ❁ **Situated directly opposite Dalston Junction Station (Windrush Line)** and a 3-minute walk from Dalston Kingsland (Mildmay Line).
- ❁ The building would benefit from refurbishment and / or repositioning.
- ❁ Fully occupied and leased to a firm of solicitors vacating in March 2026.
- ❁ **Gross Internal Area – 994 Sq M / 10,699 Sq Ft.**
- ❁ The building lends itself to a variety of different uses including offices, residential, mixed use or educational.
- ❁ There has previously been strong interest from well-known retailers to lease the ground floor.
- ❁ The building will be **sold vacant possession**.
- ❁ **Freehold.**
- ❁ **Guide Price - OIEO £3,000,000** (Three Million Pounds) plus VAT subject to contract. A purchase at this level reflects £280 per sq ft off the Gross Internal Area.



Situation

1 Kingsland High Street is situated in prime Dalston, directly opposite Dalston Junction Overground Station, on a fully occupied and vibrant high street. The property lies approximately 0.7 miles west of Hackney Downs and 2 miles north of Liverpool Street Station. Local occupiers include a mix of well-known household names and independent cafés, takeaways, and eateries, alongside numerous gastro pubs, Kingsland Shopping Centre, Ridley Road Market, and other amenities. In recent years, Hackney Council has invested significantly in the regeneration of Dalston, focusing on revitalising historic buildings, prioritising community spaces, supporting local businesses, and celebrating the area's rich musical heritage.

Connectivity

The property is well connected to Central London. From Dalston Junction Overground Station, King's Cross St Pancras is only a 15-minute journey, and Bond Street is just 22 minutes. Liverpool Street is an 18-minute drive via the A10, and Kingsland Shopping Centre is just a 2-minute walk.

Rail

Journey times from Dalston Junction Overground Station:

STRATFORD	MILDMAY LINE	11 MINS
KING'S CROSS	VICTORIA, MILDMAY LINE	17 MINS
BOND STREET	VICTORIA, MILDMAY LINE	22 MINS
VICTORIA	VICTORIA, MILDMAY LINE	23 MINS
FARRINGDON	ELIZABETH, WINDRUCH LINE	24 MINS



Journey times from 1 Kingsland High Street, London E8 2JS:

 **Drive** Liverpool Street Station
18 mins drive (2.1 miles)

 **Walk** Kingsland Shopping Centre
1 minute walk (348 ft)



LIVERPOOL STREET

1 KINGSLAND HIGH STREET
LONDON E8 2JS



DALSTON JUNCTION



Location

1 Kingland High Street is a prime location—steps from top eateries, gastro pubs, wine and rooftop bars, buzzing nightlife, quirky boutiques, and a great live music scene.



Description

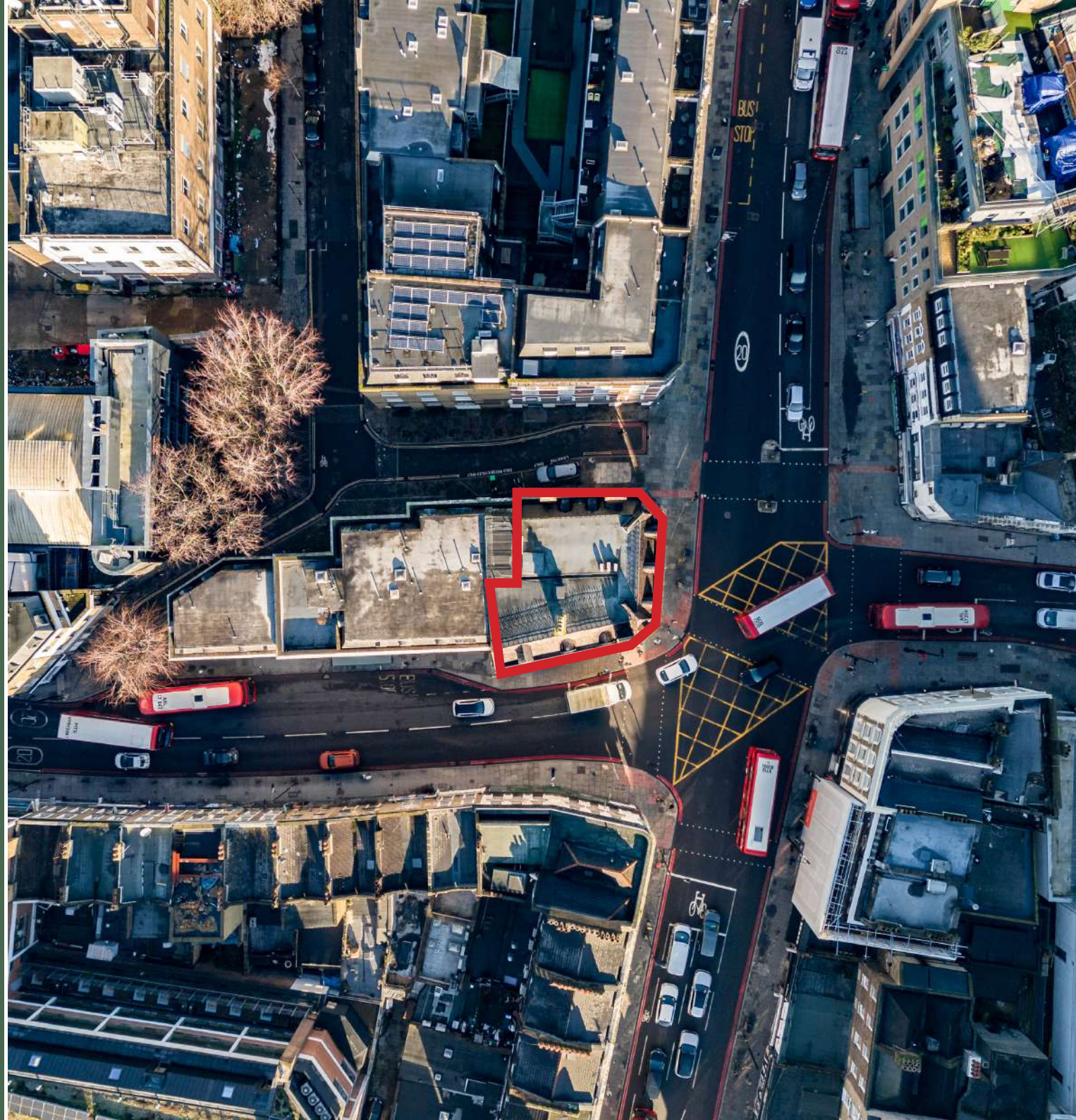
A rare opportunity to acquire an attractive, freehold period building in a prominent position opposite Dalston Junction Station (Windrush Line).

Arranged over five stories with a mezzanine, accommodation extends to approx. 994sqm (10,699sqft) and is well-presented throughout. The property has most recently operated as offices, and was let to a firm of solicitors who are vacating shortly.

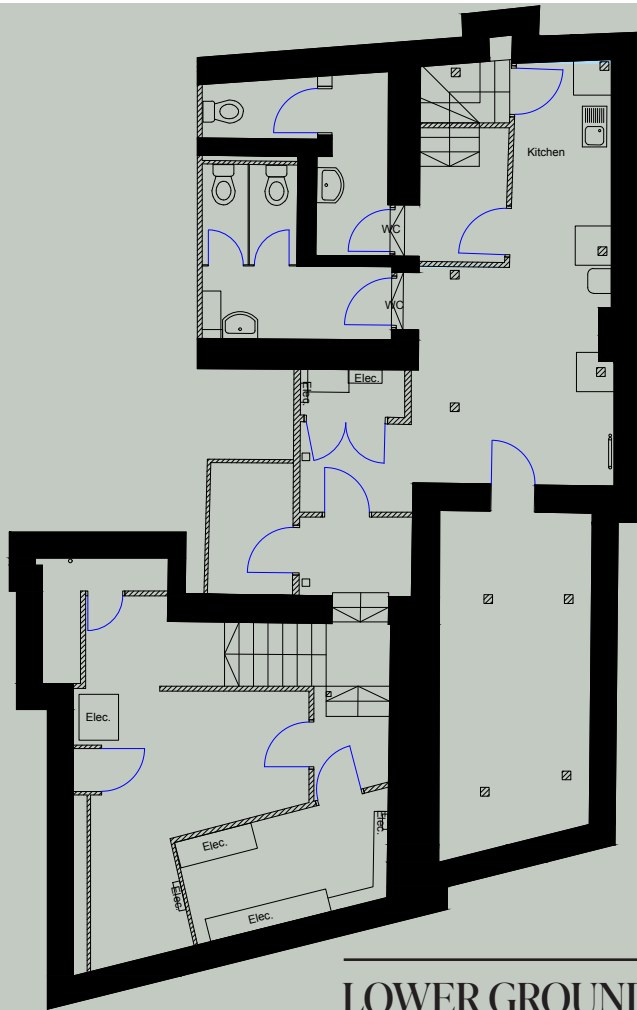
The property offers a variety of angles. It clearly suits a single tenant, and is likely to appeal to owner-occupiers for continued office use. Our client has received interest from several well-known retailer keen to capitalise on the prominent trading position, and the upper floors could be occupied individually, or converted to residential, serviced apartments or similar, STPP. Further the property could suit educational or surgery use.

Freehold buildings in prominent locations are becoming increasingly rare across London. In this instance our guide price reflects a capital value of just £280/sqft – substantially less than it would cost to rebuild such a property.

Offered with full vacant possession on completion, and available for immediate inspection.

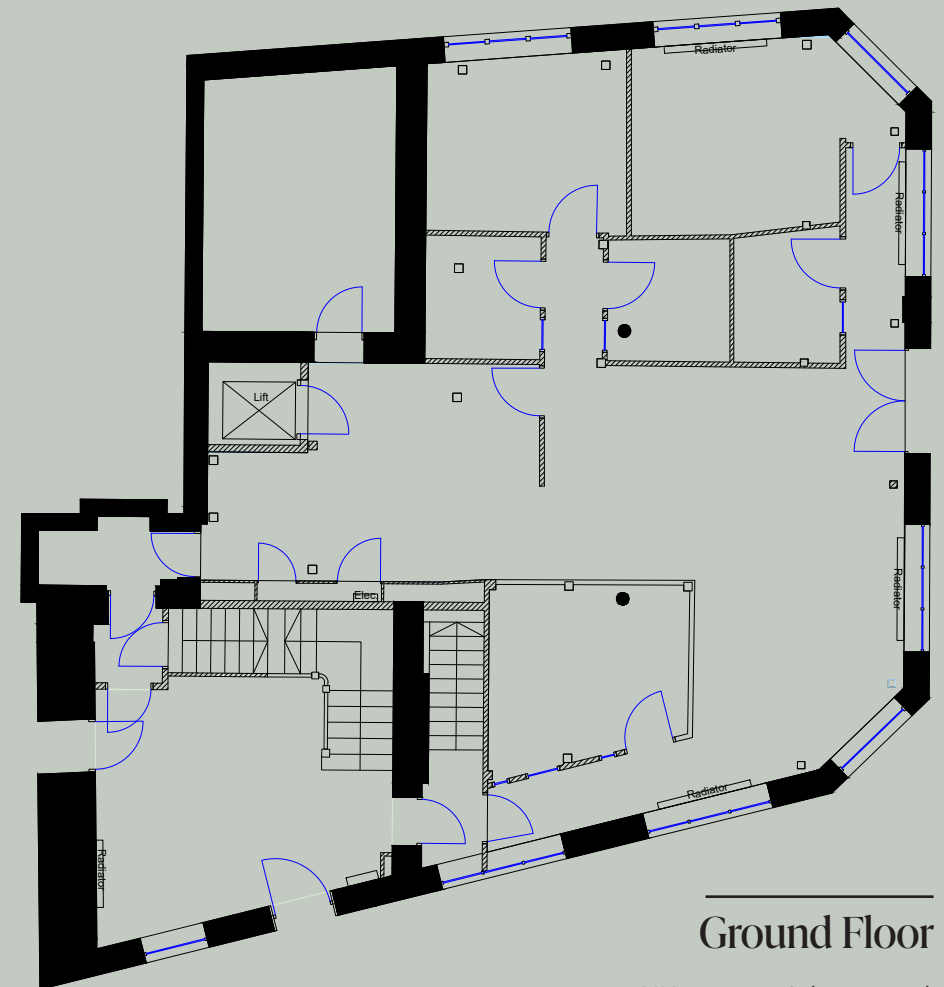


Floor Plans



LOWER GROUND FLOOR

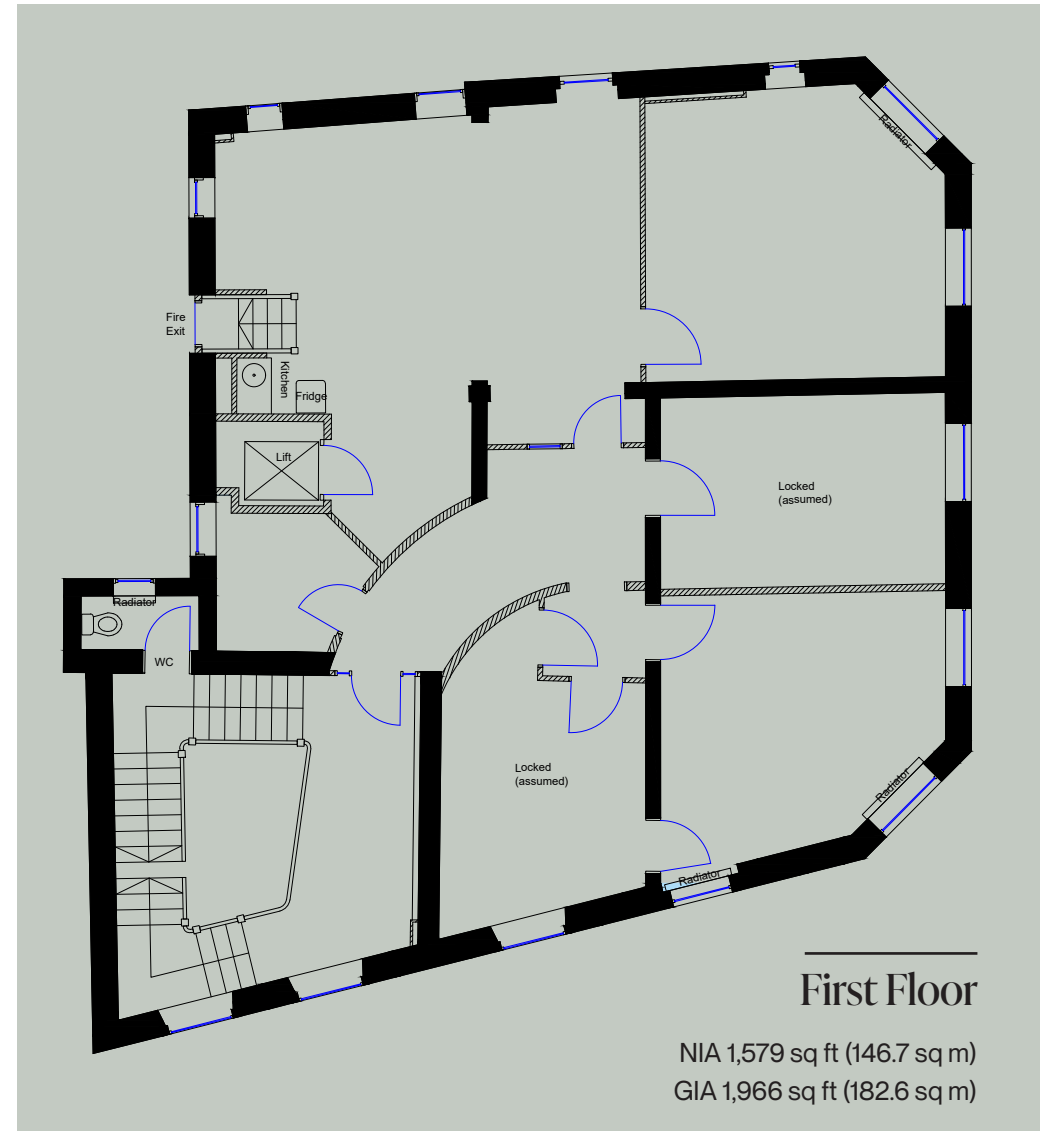
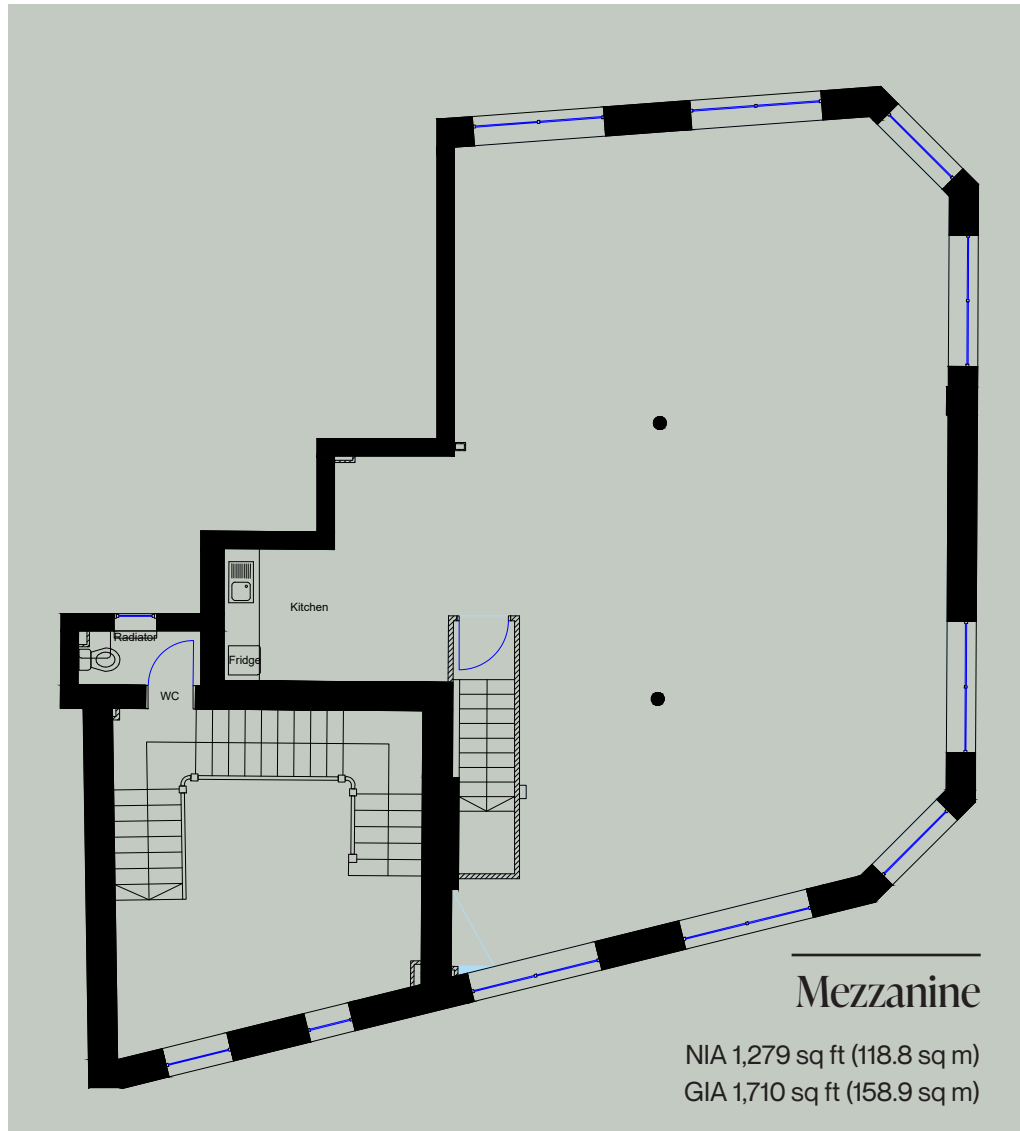
NIA 362 sq ft (33.6 sq m)
GIA 1,068 sq ft (99.2 sq m)



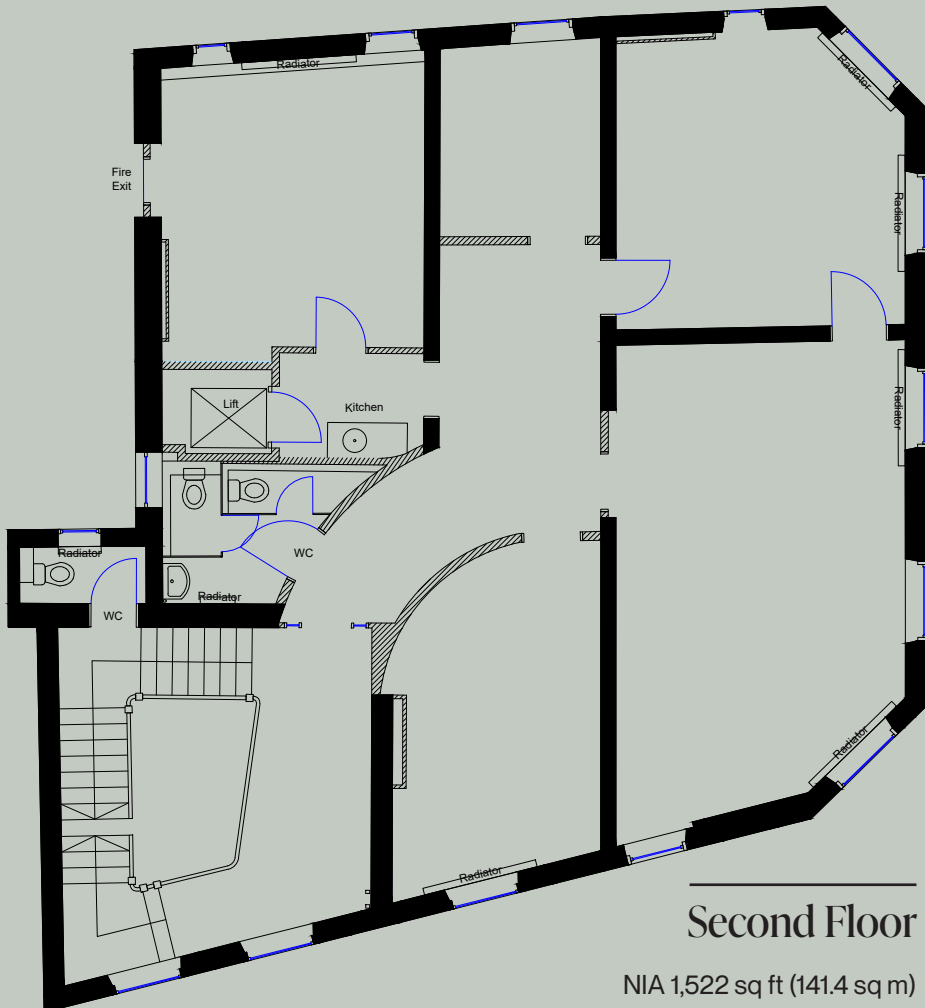
Ground Floor

NIA 1,443 sq ft (134.1 sq m)
GIA 1,966 sq ft (182.6 sq m)

Floor Plans

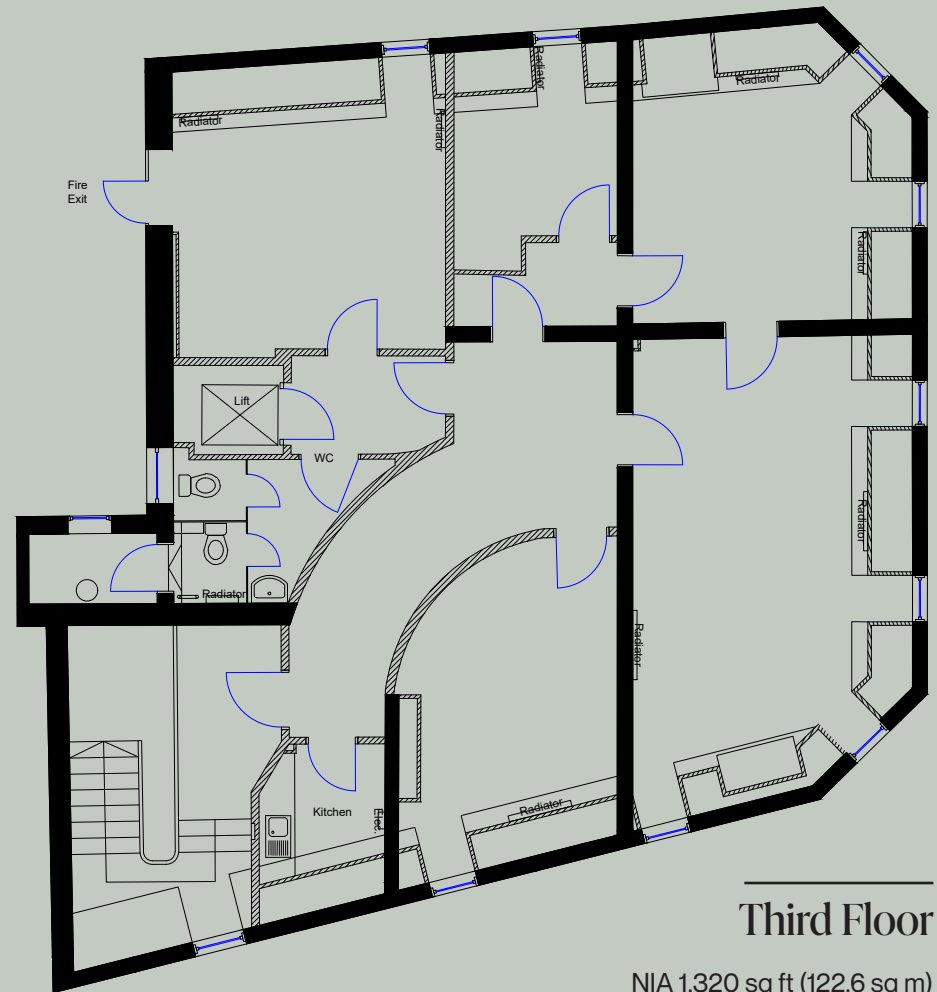


Floor Plans



Second Floor

NIA 1,522 sq ft (141.4 sq m)
GIA 2,023 sq ft (187.9 sq m)



Third Floor

NIA 1,320 sq ft (122.6 sq m)
GIA 1,936 sq ft (179.9 sq m)



Tenure

Freehold.

VAT

The property is elected for VAT.

EPC

Energy Performance Certificates are available on request.

Proposal

Guide Price - OIEO £3,000,000 (Three Million Pounds) plus VAT subject to contract. A purchase at this level reflects £280 per sq ft off the Gross Internal Area.

Further Information

Further information is available on request. [Click here to watch Drone Video.](#)

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