

Compton

*For Sale*  
82 Kingsland Road  
Shoreditch E2



10,905 Sq Ft Gallery & Office  
Building for Sale - Former  
Warehouse with Prime Kingsland Rd  
Frontage & Creative Potential

**For Sale**

82 Kingsland Road  
Shoreditch E2

**Size**

10,905 Ft<sup>2</sup>

**Price**

Offers from £4,500,000

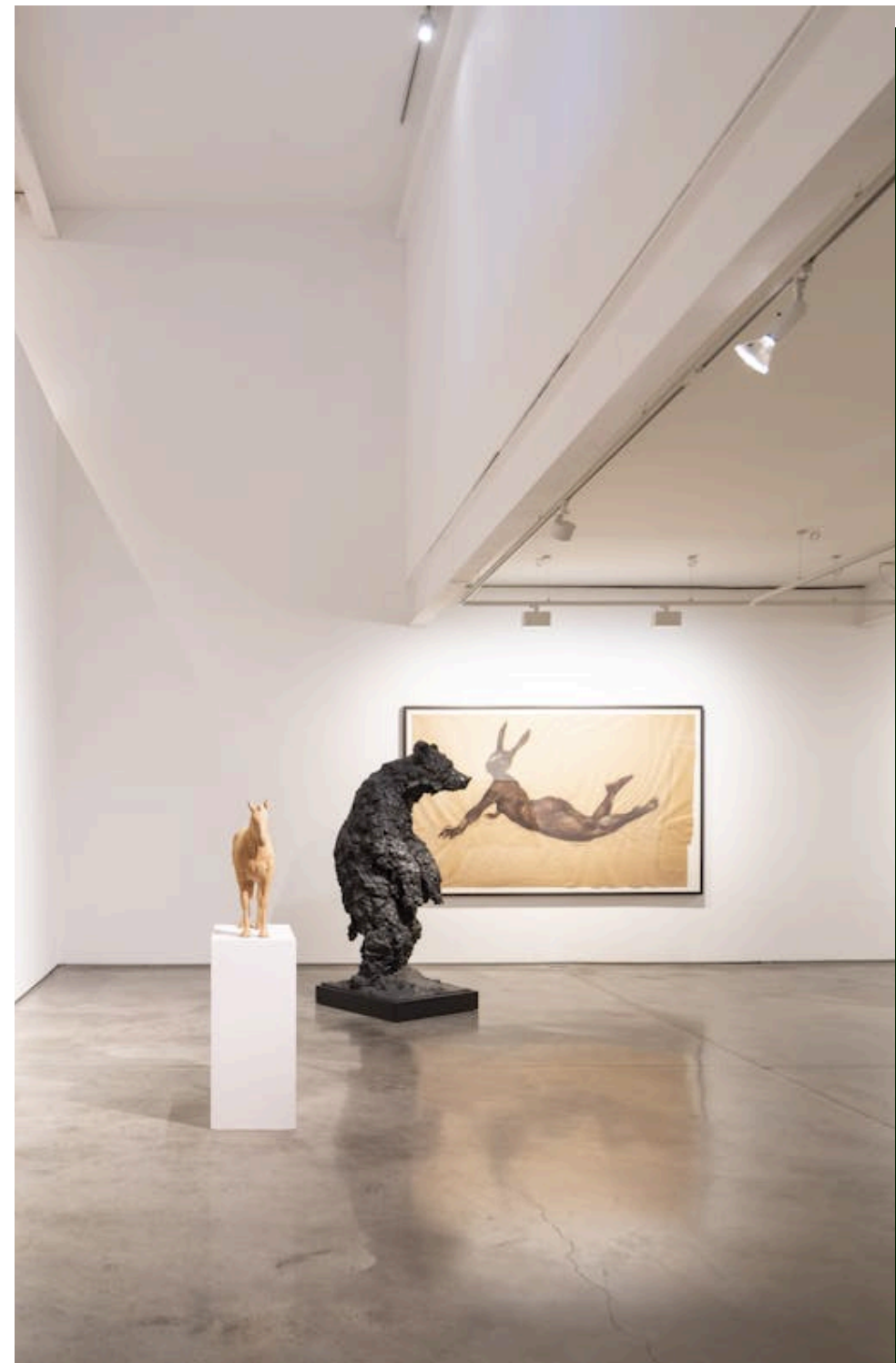
**Fitout**

Fitted. Office Fit Out on 1st Floor

**Description**

An exceptional opportunity to purchase a characterful warehouse-style building spanning three floors in the heart of vibrant Shoreditch. Arranged over the Lower Ground, Ground, and First floors, the space blends industrial charm with functional versatility - ideal for creative, office, or showroom use.

The ground floor offers volume and visibility, with full-height street frontage and rear access. A feature staircase links to the first floor, which benefits from generous ceiling heights and excellent natural light from large windows at both ends. Currently divided into office and gallery use, the layout can easily be opened up for businesses seeking scale and flexibility. The lower ground floor has its own entrance via Union Walk, allowing for potential self-contained occupation.



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*Gallery*

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Reception



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5 — 14

**For Sale**

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*Exterior*



*Gallery*

For Sale

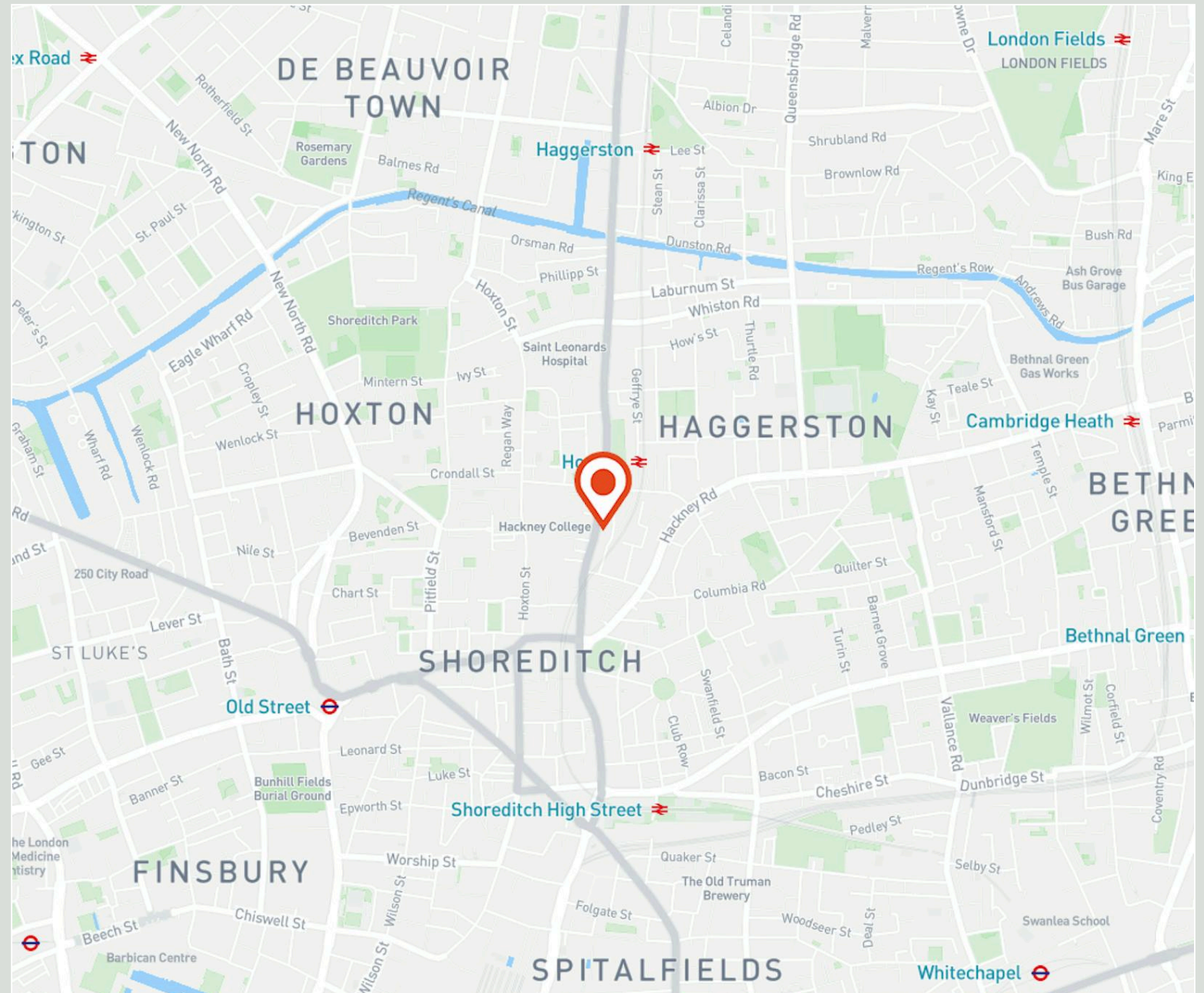
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Location

Situated on the popular Kingsland Road, this property enjoys a prime position within one of East London's most dynamic and creative neighbourhoods. The area is home to a diverse mix of design studios, fashion brands, galleries, and tech companies, making it a thriving hub for innovation and culture.

With Hoxton Overground Station just moments away and Old Street, Liverpool Street, and Shoreditch High Street stations all within walking distance, the property benefits from excellent connectivity to the City, West End, and beyond. Multiple bus routes also run along Kingsland Road, providing quick access across London.

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Gallery



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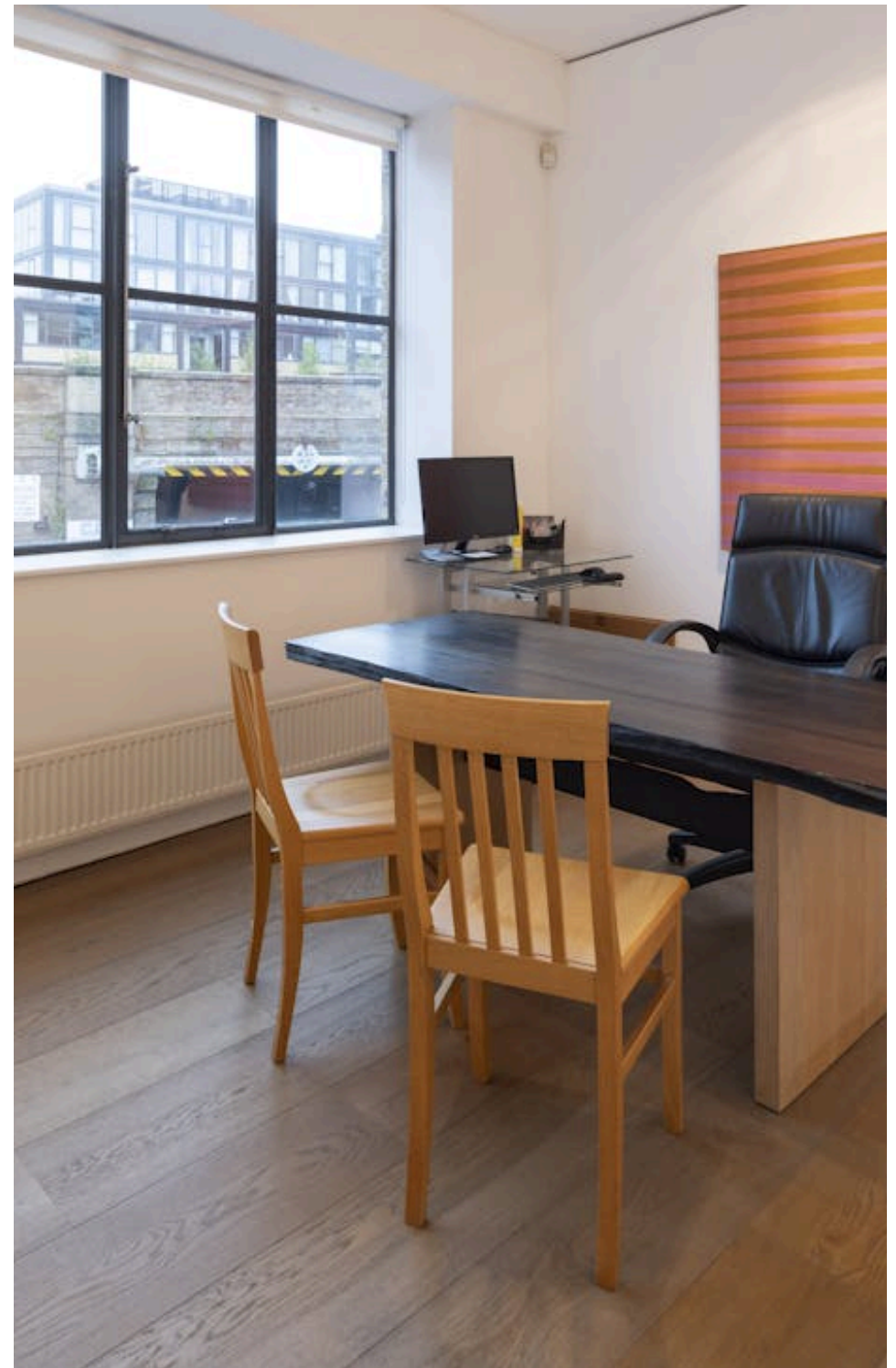
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## Amenities

- Sale Price - £4,500,000
- Long Leasehold - 975 years remaining.
- Characterful Warehouse Conversion - Unique aesthetic with original features, ideal for creative, office, or showroom use.
- Excellent Street Presence - Full-height glazing and direct frontage to Kingsland Road, offering standout visibility and strong branding potential.
- Self-Contained Access Options - Rear entrance via Union Walk allows for a dedicated lower ground unit or separate team zones.
- Natural Light - Large windows on both front and rear elevations provide excellent daylight throughout all floors.
- Air-Conditioning in place.
- Office Space fitted on the 1st Floor.
- Vast storage space in the Lower Ground.

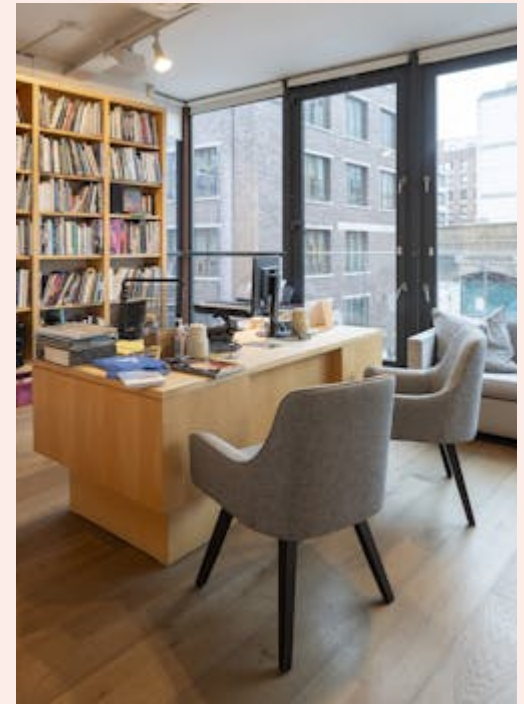
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*Office*



*Gallery*

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Availability

Name	Floor/Unit	Sq Ft
1st	1st	3,539
Ground	Ground	3,648
Lower Ground	Lower Ground	3,718

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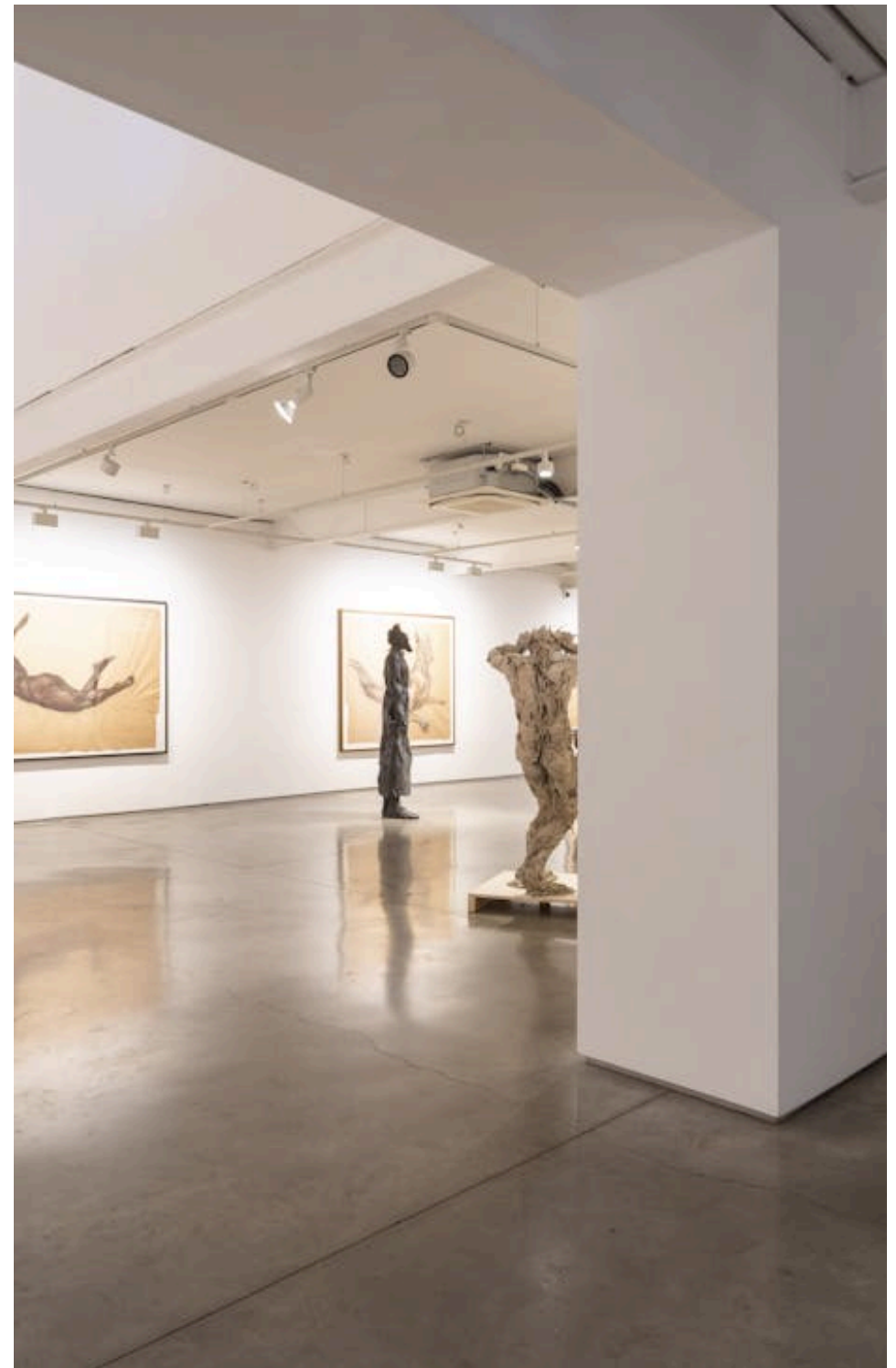
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## **Content**



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