

Commercial Office Space

582 – 1,939 sq ft

Selection of office suites in the heart of the Shoreditch triangle

TO LET

6-8 Standard Place, Rivington Street, Shoreditch, EC2A 3BE



LOCATION

Standard Place is a courtyard on the northern side of Rivington Street, between its junction with Curtain Road and Shoreditch High Street. The Rivington Place Arts Centre is next door and the area has been coined 'Silicon roundabout' (or Tech City as the government recently branded it), Britain's answer to California's tech centric Silicon Valley. Not only is the area now home to hundreds of digital/tech companies you are also spoilt for choice with a fantastic range of bars and restaurants within the immediate vicinity.

TRANSPORT

Old Street station (Northern line, Overground services)
Shoreditch High Street (London Overground services)
Liverpool Street (Mainline and London Underground services)



DESCRIPTION

The various office suites are located in the heart of Shoreditch. The offices benefit from having great levels of natural light with windows on both the front and side elevations. The offices also have wooden flooring, underfloor heating and tea points

AMENITIES

- Wooden flooring
- Column free space
- Good natural light
- Passenger lift
- Tea Points
- Under floor heating
- Glass partitioned meeting room (within 2nd floor rear)
- Shower (2nd floor rear)

FLOOR AREAS

Ground Floor Front	582 sq ft	54 sq m
2 nd Floor Front	582 sq ft	LET
2 nd Floor Rear	1,357 sq ft	126 sq m
3 rd Floor Rear	1,363 sq ft	Under Offer
Total	1,939 sq ft	180 sq m

LEASE

New full repairing and insuring lease/s for a term by arrangement.

RENT

£31.50 per sq ft plus VAT.

SERVICE CHARGE

We have been advised that the current service charge equates to £4.50 per sq ft.

RATES

The estimated rates payable for the current year are as follows:

Ground Floor Front - £4,168 per annum (£7.29 psf).

2nd Floor Rear - £12,023 per annum (£9.19 psf).

These figures are sourced from www.voa.gov.uk.

Interested parties must contact the London borough of Hackney to verify these figures.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
harry@antonpage.com
james@antonpage.com