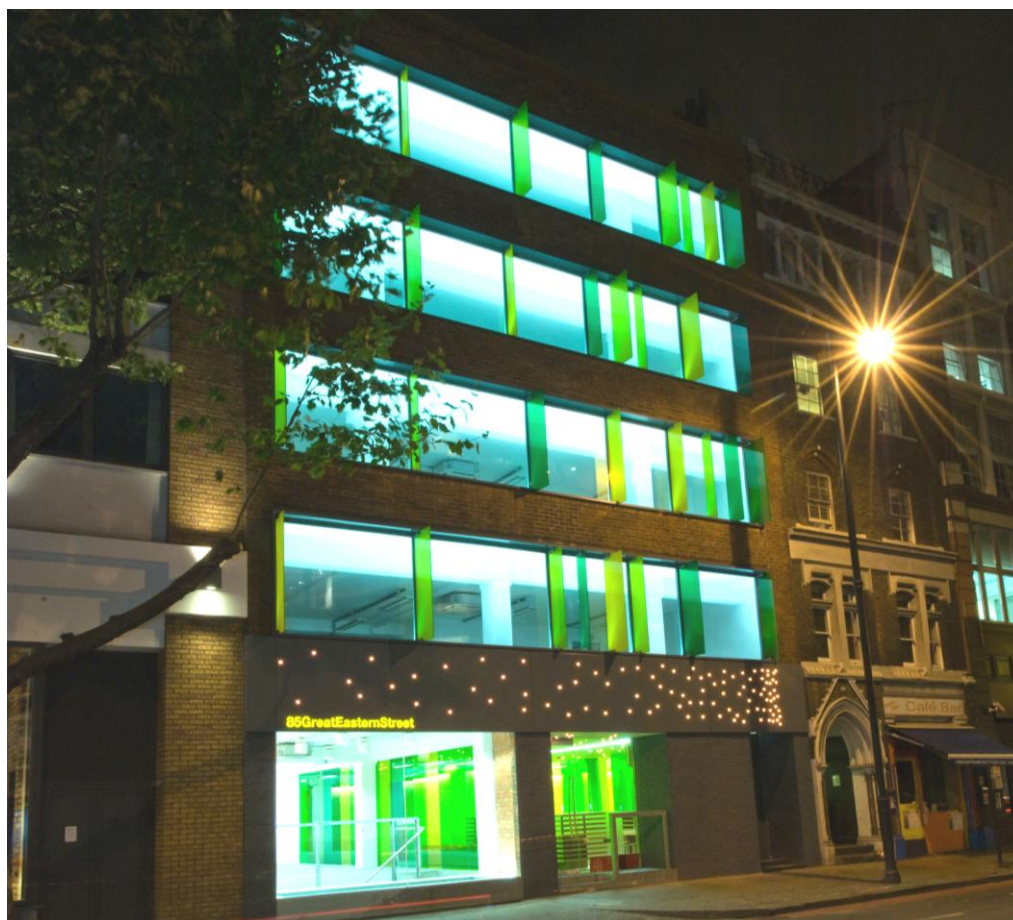


Commercial Office Space
2,500 sq ft
Stunning office floor in the heart of Shoreditch

TO LET

85 Great Eastern Street, Shoreditch, EC2

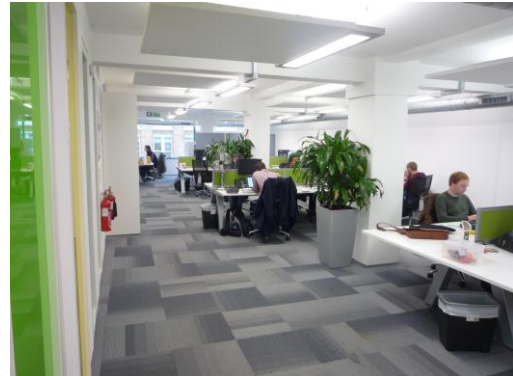
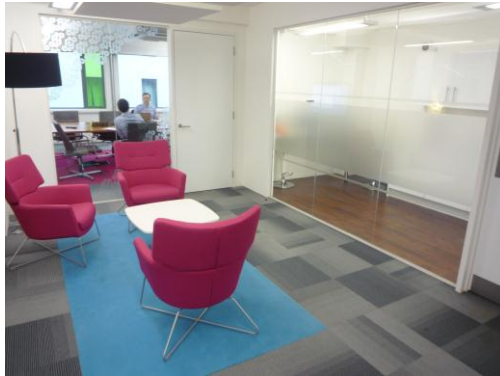


LOCATION

The building is situated on the west side of Great Eastern Street, adjacent to the Hoxton Hotel. The area has developed its own identity with a unique mix of bars, clubs and restaurants, including Shoreditch House and The Rivington Grill. Shoreditch is very well connected via Liverpool Street mainline station and is within walking distance of the City of London.

TRANSPORT

Liverpool Street Station (Central, Circle & Metropolitan lines and mainline services)
Old Street Station (Northern line and WAGN)
Buses (numerous routes serving London Bridge, Waterloo and The West End)



DESCRIPTION

This unique second floor office was part of a comprehensive redevelopment of the building in 2009. This stylish building benefits from a commissionaire, showers and commands a prominent location in the heart of Shoreditch. The office has a number of meeting rooms, a kitchenette, raised floors and air-conditioning

FEATURES

- Commissionaire
- Prime Shoreditch location
- Air-conditioning
- Raised floors
- Passenger Lift
- Architecturally designed entrance
- Shower
- 3 meeting rooms
- Kitchenette

APPROXIMATE FLOOR AREAS

2nd floor 2,500 sq ft 232 sq m

LEASE

A new sub-lease for a term until January 2015. Alternatively a new lease may be available for a term by arrangement.

RENT

£35.00 per sq ft plus VAT.

RATES

The rates payable for 2012/2013 are £25,648 per annum which equates to £10.26 per sq ft.

The lessee should satisfy themselves and make their own enquiries to The London Borough of Hackney.

SERVICE CHARGE

We have been advised the service charge is currently running at £8.73 psf.

LEGAL COSTS

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

PLEASE CONTACT

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