

Commercial Office Space

2,083 sq ft, 194 sq m

Creative feel office within converted Shoreditch warehouse

TO LET

40-46 Scrutton Street, Shoreditch, EC2A 4HH

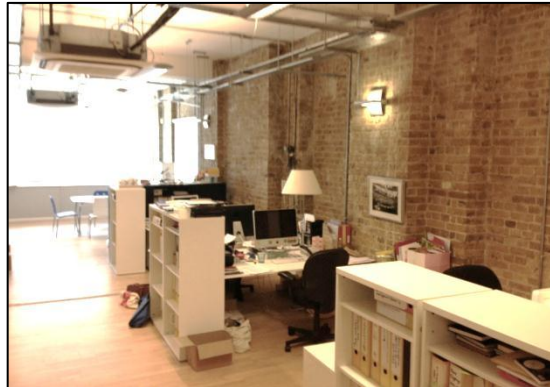


LOCATION

The building is located on the south side of Scrutton Street close to the junction with Curtain Road and Great Eastern Street. Scrutton Street is strategically situated just north of Broadgate and Finsbury Square and south of vibrant Shoreditch. The area has developed its own identity with a unique mix of bars, clubs and restaurants. Liverpool Street Station is also within close proximity.

TRANSPORT

Liverpool Street Station (Central, Circle & Metropolitan lines and mainline services)
Old Street Station (Northern line and WAGN)
Shoreditch High Street (London Overground)
Buses (numerous routes within close proximity of the building; 35, 47, 48, 67, 78, 135, 149, 242, 388)



DESCRIPTION

The office is located on the ground floor of an original converted Shoreditch warehouse. The office benefits from having excellent natural daylight and superb floor to ceiling height. The office is to be refurbished to include new shower, new kitchen and will appeal to fashion, media and design occupiers.

AMENITIES

- Former warehouse building
- Character features
- Over 3 metre ceiling heights
- Wooden flooring
- Bespoke ISP network service available
- Off street bicycle parking
- Shower
- Kitchenette
- To be refurbished upon vacant possession.

APPROXIMATE FLOOR AREAS

Ground Floor 2,083 sq ft 194 sq m

LEASE

A new full repairing and insuring lease available for a term by arrangement.

RENT

£38.50 per sq ft plus VAT.

SERVICE CHARGE

We have been advised that the current service charge payable equates to approximately £4.00 per sq ft plus VAT.

RATES

The estimated rates payable for the current year are £15,543 pa / £ 7.46 psf.

These figures are sourced from

www.businesslink.gov.uk

Interested parties must verify these figures from the London Borough of Hackney.

LEGAL COSTS

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

PLEASE CONTACT

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