



THE WORKPLACE CO.

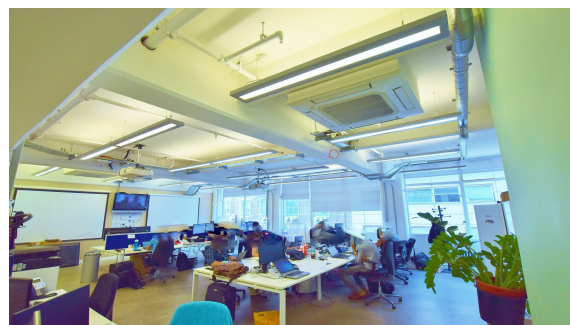
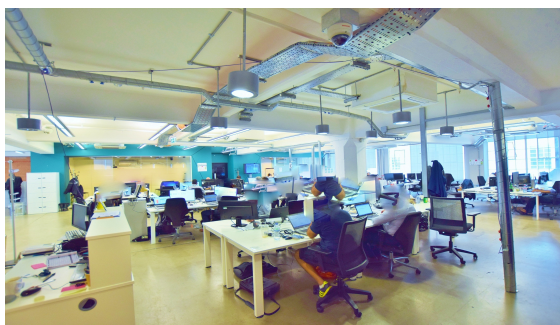
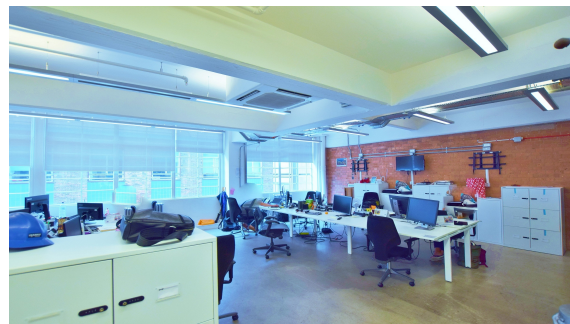
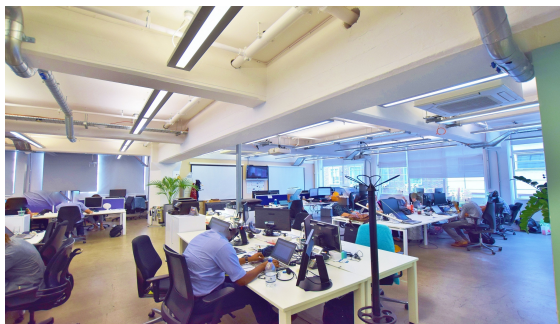
# SHROPSHIRE HOUSE

Shropshire House, WC1E

SHROPSHIRE HOUSE  
2-10

## THE OFFICE

The space has exposed services giving good ceiling height and excellent natural light from windows on 3 sides. The floor plate is an excellent basic rectangle to allow for maximum usage and has several meeting rooms already built into the space.



## AVAILABILITY & FLOOR PLANS

The space is available by way of an assignment or a sublease expiring on the 28th February 2022. There is an ongoing rent review which the current tenant is prepared to underwrite at Â£65 per sq. ft.

Image

### SPECIFICATION

- Good Natural Light
- Perimeter Trunking
- Comfort Cooling
- Exposed Ceilings
- LED Lighting
- CCTV
- Passenger Lift
- Goods Lift
- Superloos
- Showers

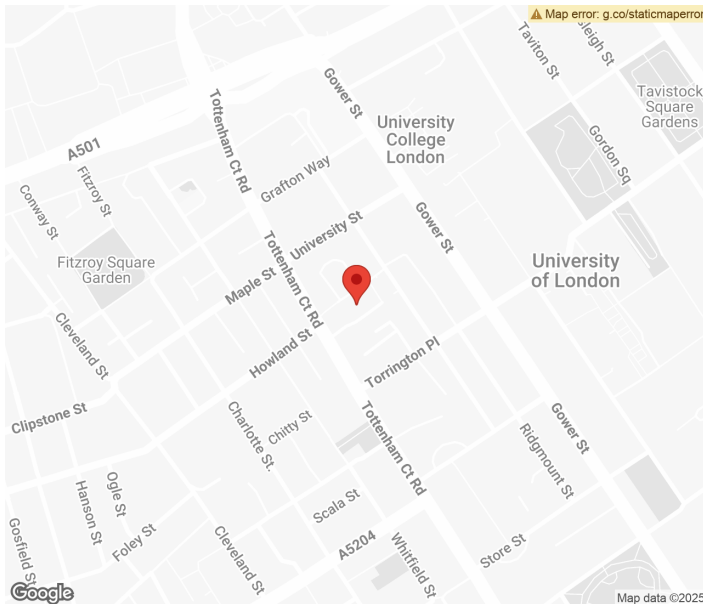
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### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
2nd	748	8,050	£65	£19	£4	£708,400.00	LET

## LOCATION





Shropshire House occupies a unique position on a quiet street just off of Tottenham Court Road with excellent transport links.



### COMMUNICATION

There are numerous underground stations nearby. With the arrival of Crossrail in 2018, accessibility levels will considerably improve.

### WALKING TIMES From the building

	Goodge Street	3 Minutes
	Warren Street	5 Minutes
	Tottenham Court Road	9 Minutes
	Euston	11 Minutes

## CONTACT

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