



THE OFFICE

This self contained, Plug & Play accommodation is arranged over ground and lower ground floor and is currently configured as a co-working space. The space benefits from excellent floor to ceiling light, exposed services and VRF air conditioning. Rent is inclusive of service charge, utilities and superfast WI-Fi, but exclusive of business rates.



AVAILABILITY

AVAILABILITY & FLOOR PLANS

A new, flexible sublease is available for a term by arrangement.

SPECIFICATION

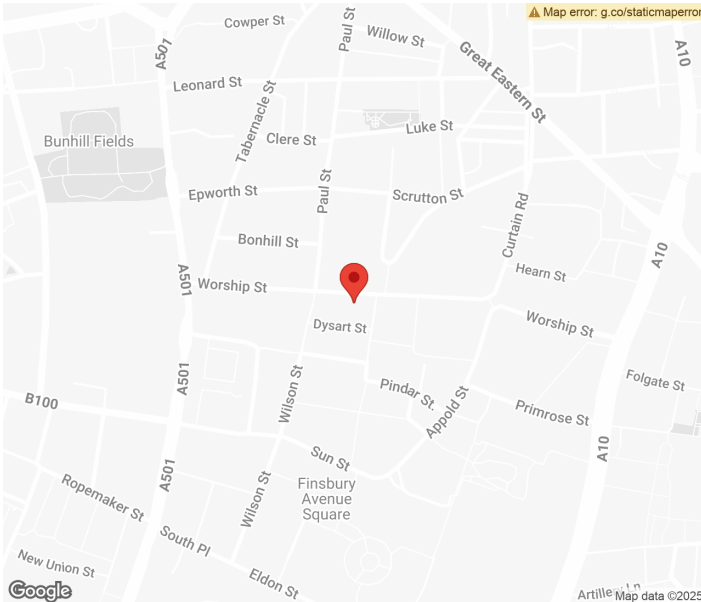
- Self contained
- Plug & Play
- DDA compliant
- VRF air conditioning
- Suspended LED lighting
- Exposed services
- Excellent floor to ceiling height
- Good natural light
- Fiber optic connectivity
- Demised WCs
- Fitted kitchenette
- Storage and lockers
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Lower Ground	167.69	1,805	£42.50	£13.04	£0	£100,249.70	Available
Ground	105.16	1,132	£42.50	£13.04	£0	£62,871.28	Available
Total	172.85	2,937	£42.50	£13.04	£0	£163,120.98	

LOCATION

The building is located on Worship Street, at its junction with Clifton Street, only moments from Finsbury Square and vibrant Shoreditch.



COMMUNICATION

The building is easily accessible from Liverpool Street, Moorgate, Old Street and Shoreditch High Street stations.

WALKING TIMES

From the building

	Old Street	7 Minutes
	Moorgate	9 Minutes
	Liverpool Street	9 Minutes
	Shoreditch High Street	10 Minutes

CONTACT

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