



## THE OFFICE

This stunning 3rd floor accommodation has been fully refurbished and provides a high quality working environment in the heart of Shoreditch. The space benefits from full height glazing on one elevation, a generous floor to ceiling height, a brand new air conditioning system and wooden flooring. The Service Charge includes fibre connection.



# AVAILABILITY & FLOOR PLANS

A new FRI lease is available for a term by arrangement.

## SPECIFICATION

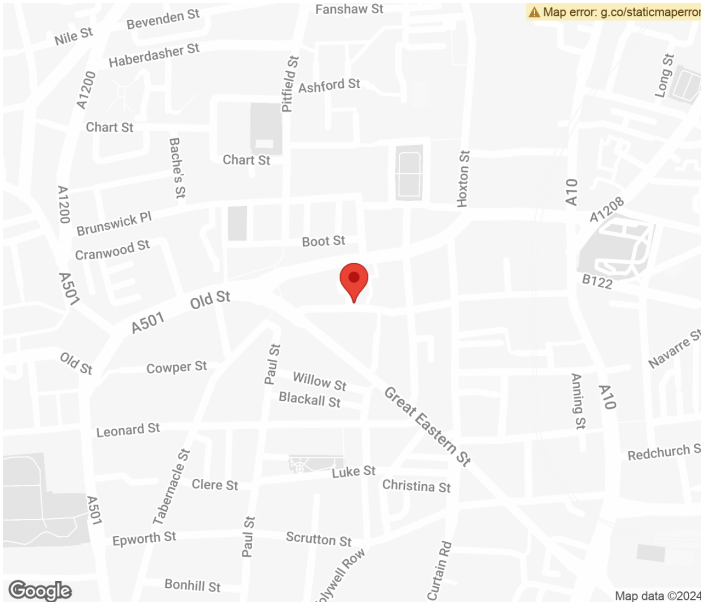
- Generous floor to ceiling height
- Communal WC and shower facilities
- Brand new air conditioning system
- Secure bicycle storage
- High quality wooden flooring
- Contemporary finishes
- Secure entry system
- 24 hour access
- High speed fibre internet

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	109.16	1,175	£57.50	£13	£6	£89,887.50	Available

## LOCATION




Located on picturesque Rivington Street, the building sits in the most vibrant part of Shoreditch and is surrounded by a vast array of eateries, bars, cafes, art galleries and boutique hotels.



### COMMUNICATION

The building is positioned closely to Old Street mainline and underground (Northern Line) station, and within walking distance of both Shoreditch High Street overground station and Liverpool Street mainline and underground (Central, Circle, Hammersmith and City, Metropolitan Lines) station.

### WALKING TIMES From the building

 Old Street	<b>3 Minutes</b>
 Shoreditch High Street	<b>7 Minutes</b>
 Liverpool Street	<b>13 Minutes</b>

## CONTACT

**020 7993 8075**

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