



## THE OFFICE

A self contained building arranged over Ground, 1st, and 2nd floors located in one of Shoreditch's most sought after locations. The building benefits from comfort cooling and wooden flooring and provides a modern and airy workspace which is perfectly aligned with the quirky nature of Shoreditch.



# AVAILABILITY & FLOOR PLANS

Available by way of a new lease direct from the Landlord.

## SPECIFICATION

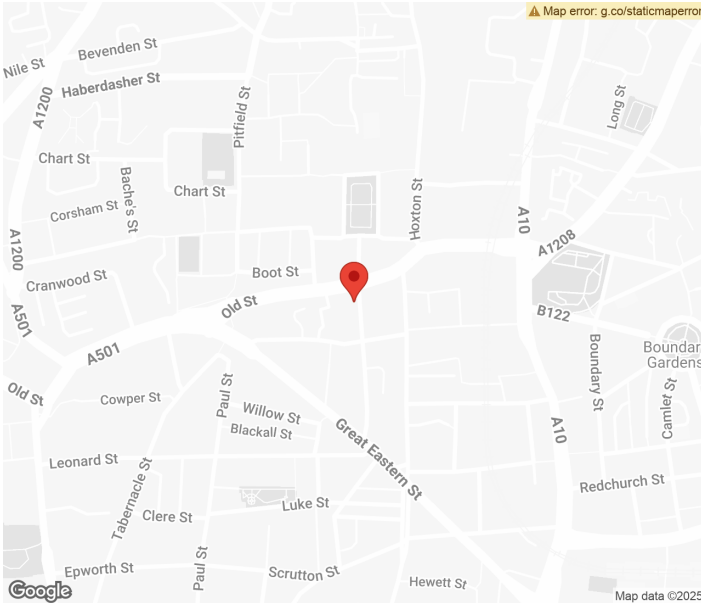
- Comfort cooling
- Wooden floors
- Recessed LED lighting
- Kitchenette
- WCs
- Shower
- Alarm system

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	50.82	547	£50	£13.59	£3	£36,424,73	
1st	50.82	547	£50	£13.59	£3	£36,424,73	
2nd	37.90	408	£50	£13.59	£3	£27,168.72	
Total	139.54	1,502	£50	£13.59	£3	£100,018.80	Available

## LOCATION

The building is located off of Old Street, on the northern side of the Shoreditch Triangle. The area is renowned for its many bars, galleries, eateries and fine dining restaurants.



### COMMUNICATION

Old Street mainline and underground (Northern Line) station is only moments away. The overground network can be accessed with a short walk via Shoreditch High Street station.



### WALKING TIMES

From the building



Old Street

4 Minutes



Shoreditch High Street

6 Minutes

## CONTACT

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