



## THE OFFICE

The available accommodation in this quaint period office building located in the heart of the Shoreditch Triangle benefits from excellent natural light, generous floor to ceiling height and is plug and play.



# AVAILABILITY & FLOOR PLANS

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

## SPECIFICATION

- Engineered wooden flooring
- Comfort cooling
- Excellent natural light
- Double glazed windows
- Fitted kitchenette
- Fully cabled
- High speed internet
- Male and female WCs
- Demised toilets (GF)
- Central heating
- Frontage (GF unit)
- Passenger lift
- Underfloor Trunking
- Alarm
- 24 hour access
- EPC - C (58) - 2nd floor
- EPC - E (101) - GF

Image

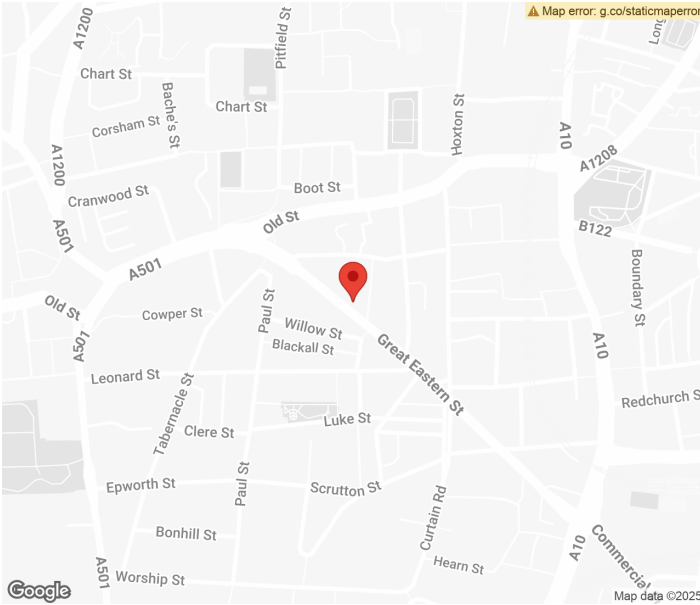
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## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	70.42	758	£33.00	15.14	£5.77	£40,864	Available

## LOCATION

The building is prominently located on Great Eastern Street, in a prime Shoreditch location. 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	3 Minutes
	Shoreditch High Street	4 Minutes

## CONTACT

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