

## THE OFFICE

A bright and airy unit benefiting from a good floor to ceiling height and a functional floor plate. Rent is inclusive of business rates, service charge and utilities cost.



# AVAILABILITY & FLOOR PLANS

A new lease for a term of up to 3 years.

## SPECIFICATION

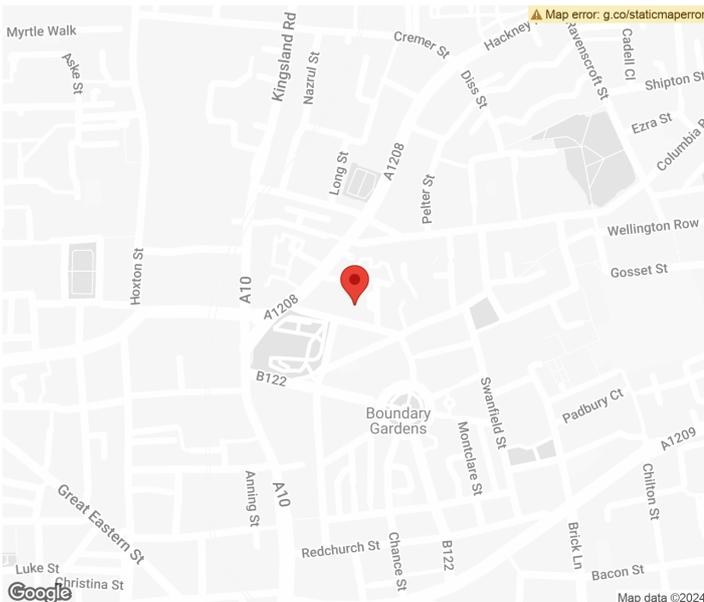
- Excellent natural light
- Good floor to ceiling height
- Central heating
- Perimeter trunking
- Suspended lighting
- Shared kitchen
- 24 hour access
- Bike racks

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
<b>1st</b>	<b>48.58</b>	<b>523</b>	<b>£56.50</b>	<b>£0</b>	<b>£0</b>	<b>£29,549.50</b>	<b>LET</b>

# LOCATION

The building is situated in the heart of Shoreditch, only a stone's throw from St. Leonard's church and trendy Columbia Road.



## COMMUNICATION



## WALKING TIMES



From the building



Shoreditch High Street

6 Minutes



Old Street

9 Minutes



Liverpool Street

16 Minutes

**CONTACT**  
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