

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### TO LET

**113 Shoreditch High Street, London, E1 6JN**

**6,543 sq. ft.**

**Landmark HQ corner building in Shoreditch with roof Garden.**

#### LOCATION

Situated on the corner of Shoreditch High Street and Calvert Avenue being the heart of Shoreditch and close to the various shops, restaurants and bars, including Boxpark, Carhartt, Sneakers n Stuff, One Hundred Shoreditch Hotel and Shoreditch House. A very short walk to Shoreditch High Street or approximately fifteen minutes' walk to Liverpool Street Station. In addition there are ample bus routes stopping directly outside providing quick and easy access to the City, the West End and the East End.

#### DESCRIPTION

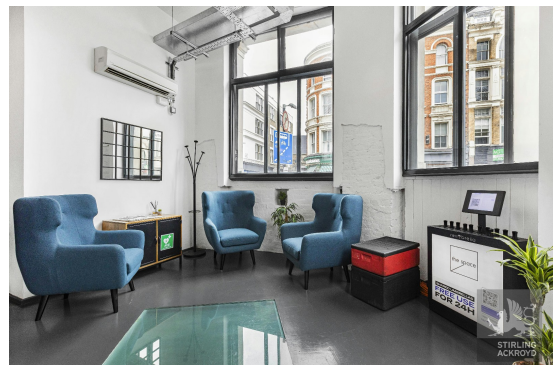
A rare opportunity to lease a prime Shoreditch corner self-contained building, providing 6,400 square feet over lower ground, ground, first, second and third floors. A former bank premises with lots of character, great ceiling height and excellent natural light throughout. The current occupier has been running the building as a serviced office centre, each floor has been decorated and provides several office suites, however most partitions are demountable and could be removed to provide open plan floors.

The property also benefits from a large roof terrace.

#### ACCOMMODATION

3rd	524 sq. ft. - 48.68 m2
2nd	1,311 sq. ft. - 121.80 m2
1st	1,527 sq. ft. - 141.86 m2
GF	1,961 sq. ft. - 182.18 m2
LG	1,220 sq. ft. - 113.34 m2

Floor areas have been measured as N.I.A (approximate).



[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 7860 451064

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies. E&OE.

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### ASKING RENT

£42.50 per sq. ft..

### SERVICE CHARGE

Nil

### BUSINESS RATES

Business rates £17 per sq. ft.

Interested parties should contact the London Borough of Tower Hamlets on 020 7364 5009.

### LEGAL COSTS

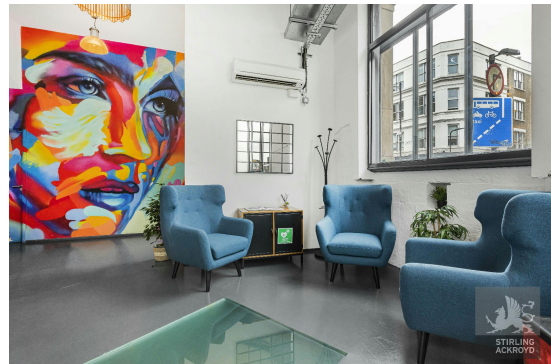
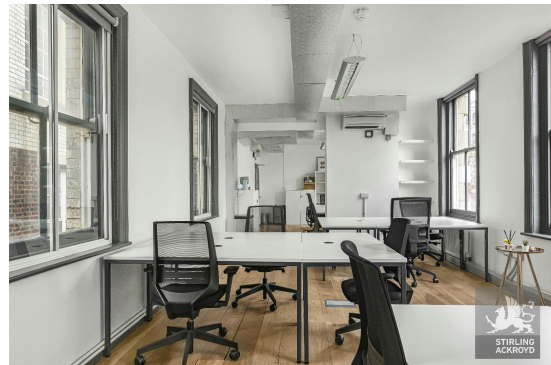
Each party to bear their own costs.

### ENERGY PERFORMANCE CERTIFICATE

The EPC rating is 78 - D

### VIEWING

Please contact: Brian Croker  
Telephone: 020 7293 0564  
Mobile: 07860 451064  
Email: [brian@briancroker.com](mailto:brian@briancroker.com)



[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 7860 451064

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies. E&OE.