

PROPERTY DETAILS

BRIANCROKER

PROPERTY CONSULTANCY

TO LET

113 Shoreditch High Street, London, E1 6JN

3,181 sq. ft.

Prominent Corner showroom and office arranged over Ground and Lower Ground floors within landmark building in Shoreditch

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 ground and lower ground office/showroom providing 3,181 sq. ft.

A former bank premises with lots of character, great ceiling heights particularly on the ground floor and excellent natural light throughout. Offering both a shared entrance but also the possibility of a self contained entrance from Calvert Avenue. The lower ground is access via a contained stairwell and historically has been used for breakout space and further meeting rooms.

ACCOMMODATION

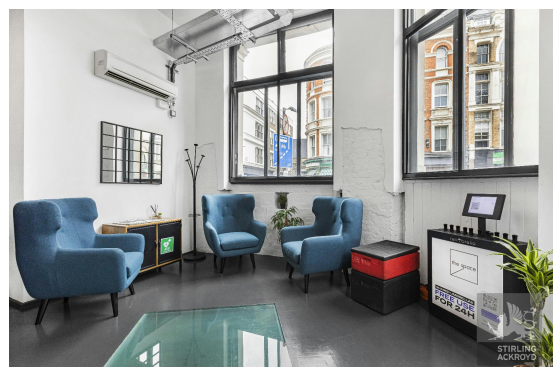
GF 1,961 sq. ft. - 182.18 m²

LG 1,220 sq. ft.- 113.34 m²

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

ASKING RENT

£35.00 per sq. ft. (VAT upon application)



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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.

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LEASE

New lease available

SERVICE CHARGE

Estimated to be £4.00 per sq. ft.

BUSINESS RATES

Business rates £17 per sq. ft.

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

LEGAL COSTS

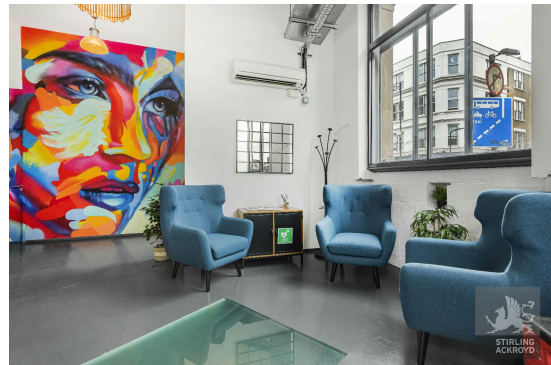
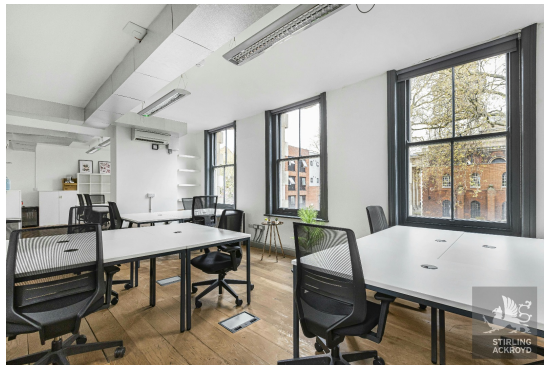
Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is 78 - D

VIEWING

Please contact: Brian Croker
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