

PROPERTY DETAILS

BRIANCROKER

PROPERTY CONSULTANCY

TO LET

113 Shoreditch High Street, London, E1 6JN

3,362 sq. ft.

Character Offices in Prominent Shoreditch Location with Private Terrace.

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, Carhatt, 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 building, providing 3,362 sq. ft. arranged over first, second and third floors and bursting with character. A former bank with lots of character, great ceiling heights and excellent natural light throughout. Currently configured as multiple open plan offices offering air conditioning and engineered wooden floors. There is a fully fitted kitchen break out room on the 1st floor and the property also benefits from a fantastic private roof terrace offering breathtaking views of the City Skyline.

ACCOMMODATION

3rd	524 sq. ft. - 48.68 m2
2nd	1,311 sq. ft - 121.80 m2
1st	1,527 sq. ft. - 141.86 m2

Floors could be let separately.

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



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ASKING RENT

£39.50 per sq. ft. (VAT upon application)

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
Telephone: 020 7293 0564
Mobile: 07860 451064
Email: brian@briancroker.com



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