



67-71 Shoreditch High Street

London, E1 6JJ

FINAL FLOOR REMIANING!
Self-contained office
designed by Buckley Gray
Yeoman benefiting from its
own ground floor reception
area.

3,541 sq ft
(328.97 sq m)

- Prime City Fringe Location
- Air Conditioning
- Exposed brickwork
- Polished concrete finishes
- Showers / bike storage
- Roof Terrace

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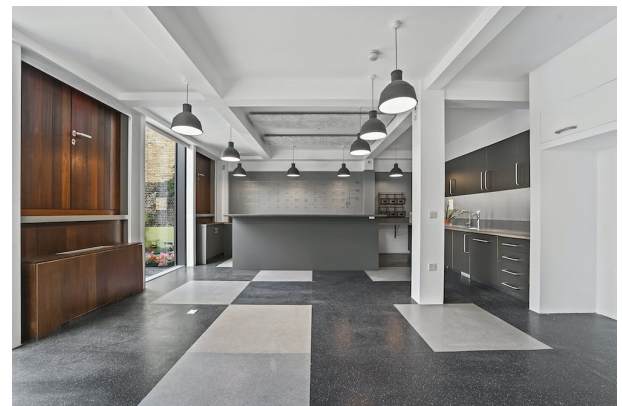
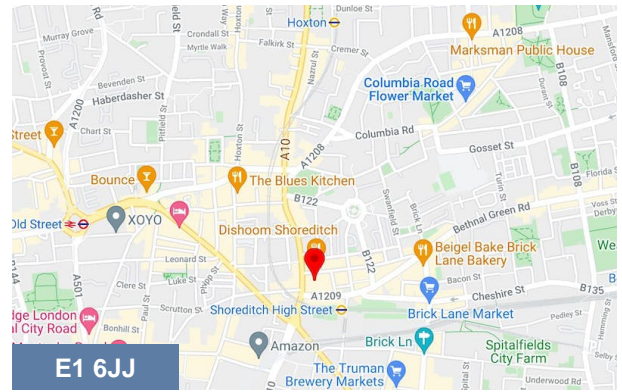
Summary

Available Size	3,541 sq ft
Rent	£57.50 per sq ft
Rates Payable	£10.18 per sq ft
Service Charge	£5 per sq ft
EPC Rating	Upon Enquiry

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	3,541	328.97	Available
1st	3,509	326	Let
Total	7,050	654.97	



Viewing & Further Information



James Doffman

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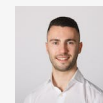
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**PRIME CITY FRINGE
LOCATION**

**SHOREDITCH HIGH
STREET
SHOREDITCH
E1**

3,509–7,050 SQ FT

BELCOR







CITY FRINGE REAL ESTATE



DESCRIPTION

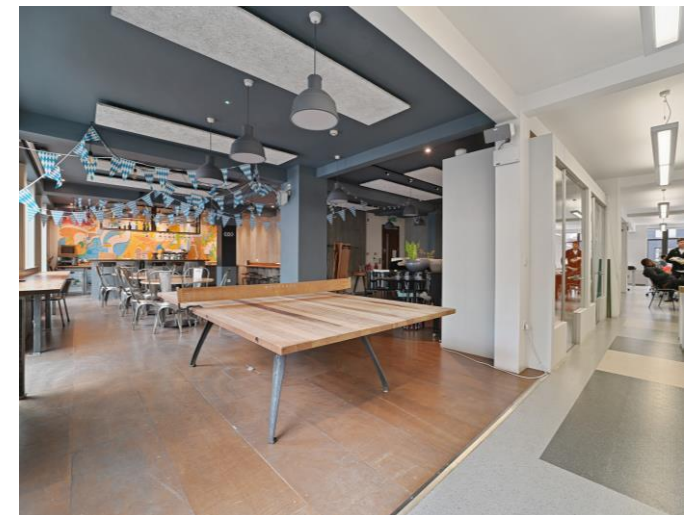
A self-contained office space arranged over 1st and 2nd floors benefiting from its own ground floor reception area. The building was designed by Buckley Gray Yeoman to an incredibly high specification. The offices have been fitted to an excellent standard and can be offered to an incoming tenant as a 'plug and play' space.

AMENITIES

-  Air Conditioning
-  Fully Fitted
-  Communal Roof Terrace
-  Raised Floors
-  Showers
-  Bike Storage

PRIME CITY FRINGE LOCATION







SHOREDITCH HIGH STREET
SHOREDITCH E1

LOCATION

This self-contained space is located in the heart of Shoreditch. The building is situated next door The Tea Building, in front of the Boundary Hotel and just around the corner from Shoreditch House and Box Park. The building is surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to creative and media occupiers.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	3,509	Available	£57.50	£15.50	TBC	£21,346
2 nd Floor	3,541	Available	£57.50	£15.50	TBC	£21,541
Total	7,050					£42,887

TRANSPORT

OLD STREET
Northern Line

SHOREDITCH HIGH STREET
Overground

LIVERPOOL STREET
Metropolitan
Hammersmith & City
Central Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available Immediately

VAT

VAT is applicable

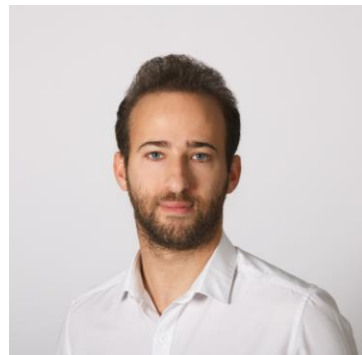
VIEWINGS VIA SOLE AGENTS

BELCOR

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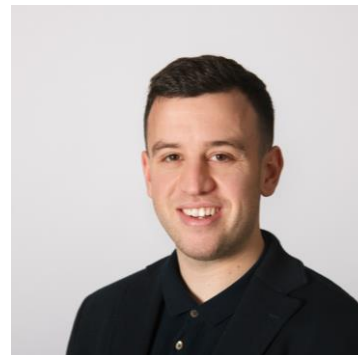
TEAM

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