

**fisher
german**

5-9 Long Street

Shoreditch

London, E2 8GS

Ground Floor - Self Contained
Newly Refurbished
Media Style Office

1,129 Sq.ft (104.89 Sq.m)



To Let | £37.50 psf + VAT

Indicative fitout



*Indicative fitout

Key information



Rent

£37.50 (per sq ft
pa excl)



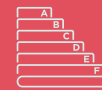
Service Charge

£2.10 (per sq ft (ye
April 2027)



Business Rates

£16.50 (per sq ft (ye
April 2027)



EPC Rating

A

5-9 Long Street

1,129 Sq.ft (104.89 Sq.m)

Location

Long Street is located in-between Hoxton & Shoreditch High Street in one of the most popular areas in London. Adjacent to Long Street is Shoreditch High Street & Hackney Road which are lined with restaurants, cafes, bars.

The area is highly sought after by creative, digital & tech driven people and companies.

Description

A newly refurbished ground floor studio which includes meeting room, kitchenette, Cat 6 hyper optic cabling, perimeter and floor data, power points, air conditioned and timber flooring.

Furniture is available on request. The units also benefit from being fully self-contained with glazed frontage.

Amenities



Kitchenette



Timber
Floors



Natural
Light



Showers



Full DDA
Compliance



Comfort
Cooling &
Heating

Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£37.50 per sq ft pa excl.

Business Rates

Estimated at £16.50 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account service charge is £2.10 per sq ft excl.

EPC

The EPC rating is A.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

Strictly by prior arrangement with the joint sole agents Fisher German LLP, or Belcor



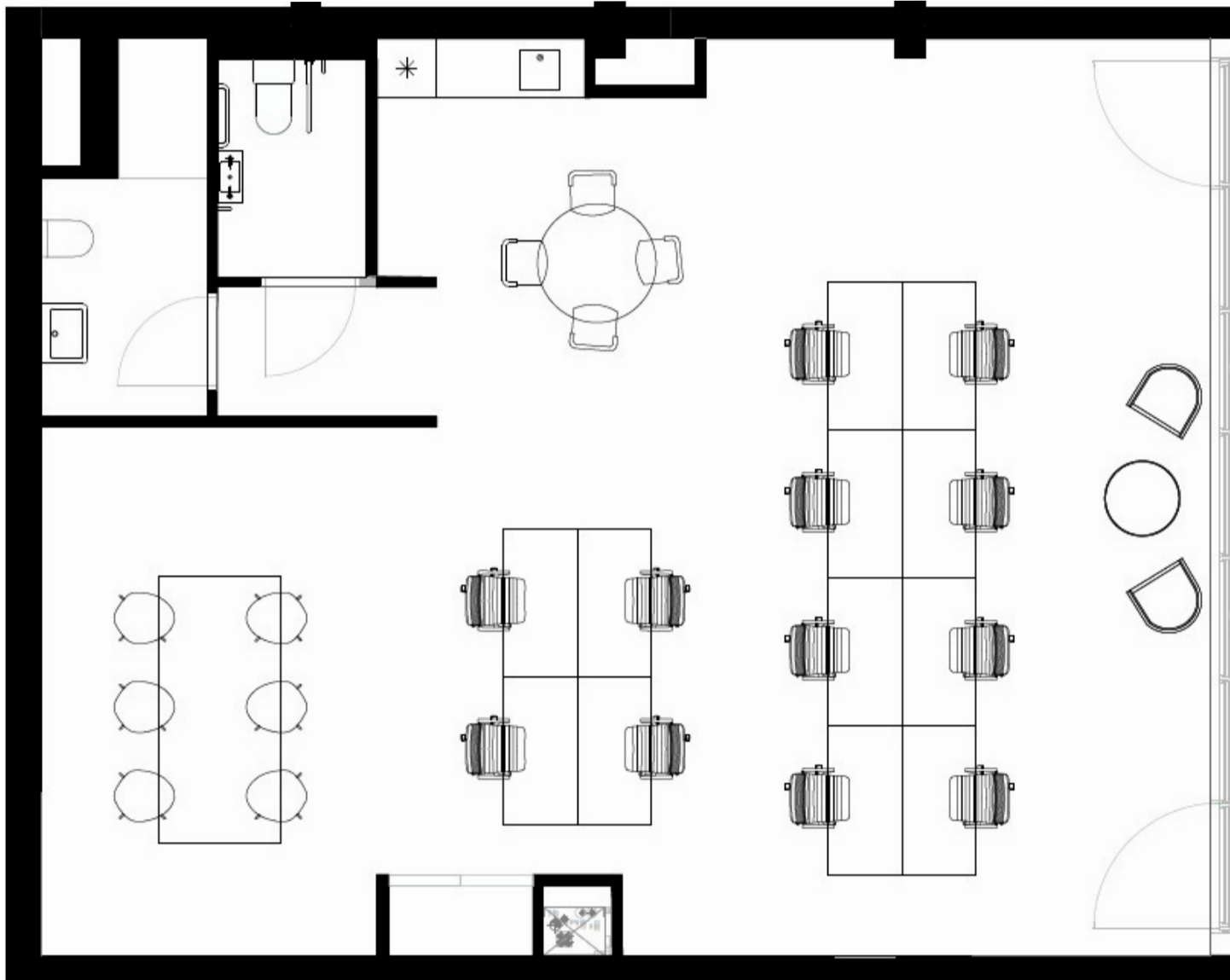
Accommodation

The approximate Net Internal Area comprises:

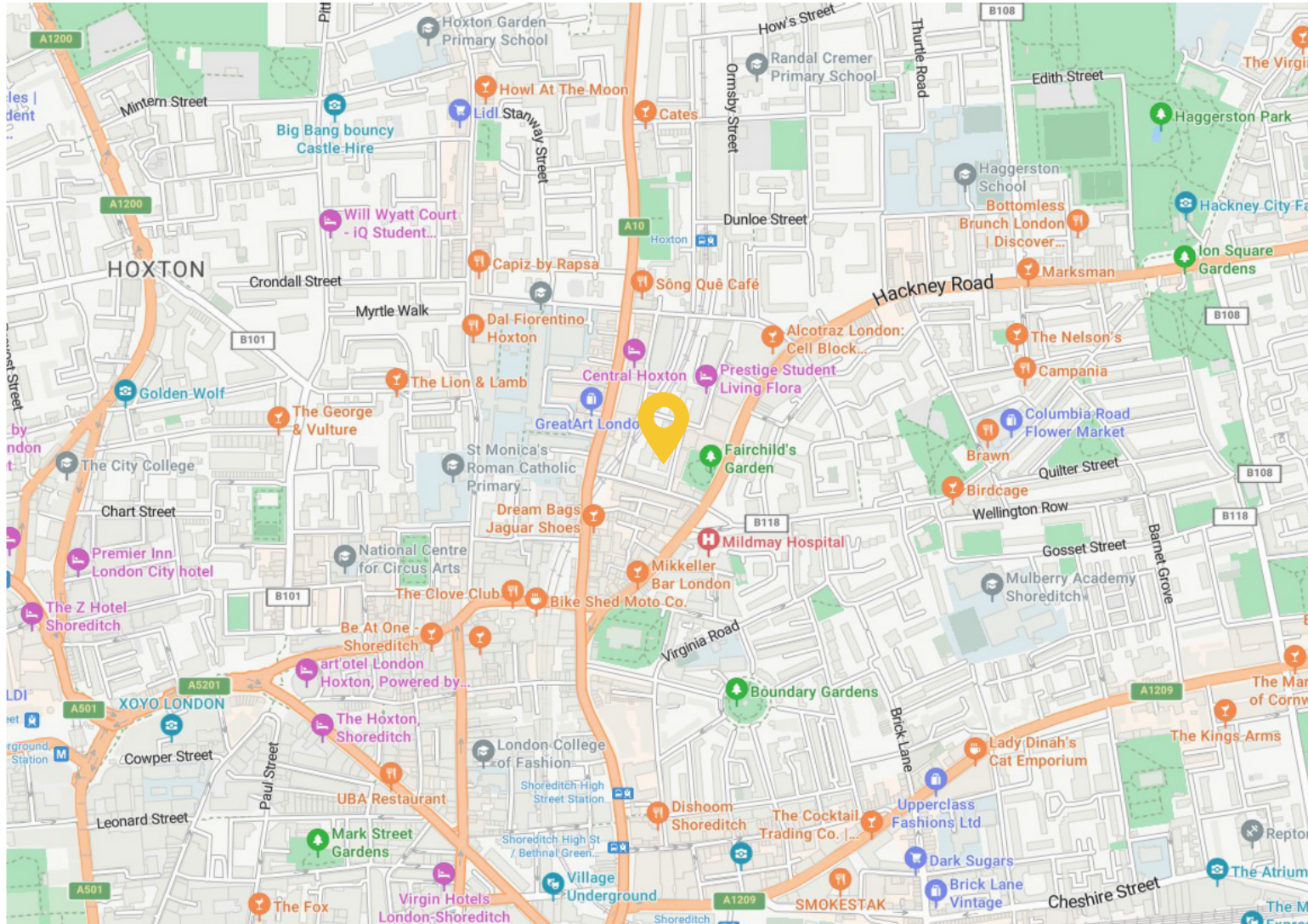
Floor	Sq.ft	Sq.m
Ground - Unit 7B	1,129	104.89
TOTAL	1,129	104.89



Floorplan - Unit 7B



Location Map



Location

Address: 5-9 Long Street,
Shoreditch, London E2 8GS

What3words: ///grand.twigs.rungs

Nearest Station

Hoxton: 7 min walk

Shoreditch High Street: 12 min walk

Old Street: 14 min walk

Contact us



Jessie High

07467 727 210

Jessie.high@fishergerman.co.uk



Lily Whitehead

07816 264 610

Lily.whitehead@fishergerman.co.uk



Or our joint agents:

020 7375 3444

www.belcor.london

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars date May 2026. Photographs dated 2025.



This brochure is fully recyclable