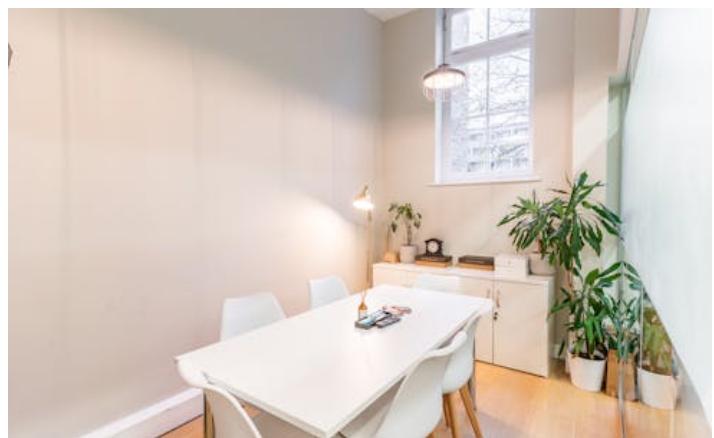


# ELLIS BROWN

## OFFICE TO LET

A Class E, self-contained ground floor space, that has a fitted meeting room and kitchenette.

92 Banner Street, EC1Y 8JU  
721 sq ft



**Ellis Brown**  
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### Description

At 92 Banner Street, the property comprises a self-contained ground floor unit with excellent street frontage. The space provides a bright and versatile environment, featuring generous ceiling heights and abundant natural light. It is fitted with a meeting room and kitchenette, offering practical amenities alongside open, adaptable space.

The premises benefit from Class E usage, making them suitable for a wide range of occupiers, including office, retail, café, or wellness uses such as a yoga or pilates studio.

### Location

92 Banner Street is in an excellent location, positioned between the vibrant districts of Farringdon and Shoreditch. This area offers a wide variety of amenities for tenants to enjoy, including a range of bars, restaurants, pubs, and food markets. It is exceptionally well-connected, with Old Street, Barbican, and Moorgate stations providing access to the Northern, Circle, Hammersmith & City, Metropolitan, National Rail, and the Elizabeth Line.

### Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	721	£39.50	£14.53	On Application	£3,246.30	£38,955.63	Available
<b>Total</b>	<b>721</b>	<b>£39.50</b>	<b>£14.53</b>		<b>£3,246.30</b>	<b>£38,955.63</b>	

### Features

- Self-contained
- Fitted kitchenette
- Air conditioning
- LED lighting
- Meeting room
- Street frontage
- Good ceiling height
- Excellent natural light

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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