

# ELLIS BROWN

## OFFICE TO LET

Thoughtfully refurbished creative studio on the 1st floor of former warehouse building in prime Shoreditch location.

140 Shoreditch High Street, E1 6JE  
1,010 sq ft



Ellis Brown  
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### Description

The office is situated on the 1st floor of a former warehouse building above the fashionable retailer Carhartt. The floor has been refurbished recently to a high specification including new air conditioning, contemporary black track LED lighting and LED strip lights, new kitchenette and a raised engineered timber floor including floor boxes. The office is design-led and the colour scheme flows seamlessly throughout, making this the perfect home for a creative studio.

### Location

The building is located on the western side of Shoreditch High Street near the intersection with Rivington Street. Old Street station is less than 7 minutes walk away (Northern Line & National Rail services). Shoreditch High Street station is less than 5 minutes walk (Overground) and Liverpool Street Station is around 12 minutes walk (Central, Elizabeth, Circle, Hammersmith & City, Metropolitan, Overground and National Rail services).

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st	1,010	93.83	£29.50	£18.71	£4.20	£4,411.18	£52,934.10	CAT B	Available
<b>Total</b>	<b>1,010</b>	<b>93.83</b>	<b>£29.50</b>	<b>£18.71</b>	<b>£4.20</b>	<b>£4,411.18</b>	<b>£52,934.10</b>		

### Features

LED strip & track lighting  
Raised engineered timber flooring  
New air conditioning  
Sleek contained kitchenette  
Plentiful natural light

### EPC

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### Terms

On application

### VAT

On application

### Contact

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