

Office Space

1,175 sq. ft. / 109.16 sq. m.

Fully fitted and furnished office in a prime Shoreditch location

TO LET

Rivington Studios, Rivington Street, Shoreditch, London EC2



LOCATION

Rivington Studios is set in the heart of trendy Shoreditch on Rivington Street. With a huge selection of coffee shops, bars and restaurants on the doorstep, this is the perfect location for those who like to socialise. You are also spoilt for choice with fantastic hotels and leisure facilities nearby.

TRANSPORT

Old Street
Shoreditch High Street
Hoxton
Liverpool Street

Northern line and National Rail
London Overground
London Overground
Central, Circle, Hammersmith & City and Metropolitan lines, London Overground and TFL Rail

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Refurbished third floor office that has been fully fitted, furnished and dressed providing a turnkey solution. Ready for immediate occupation.

There is a designated working area with 18 desks, a glazed meeting room and a generous open plan break out space.

HIGHLIGHTS

- Prime Shoreditch location
- Smart entrance and common parts
- Refurbished, fitted and furnished space
- 18 desks, meeting room & break out area
- Fully cabled and fibre connected
- Good floor to ceiling height & natural daylight
- Large windows and roof lights
- Comfort cooling
- Feature light fittings
- Fitted kitchen
- W/C's and shower
- Entryphone system
- Bike racks

APPROXIMATE FLOOR AREAS

Third floor 1,175 sq. ft. 109.16 sq. m.

LEASE

New tenancy for a minimum term of 24 months.

COSTS

£100,000 per annum, plus VAT.

The annual cost is inclusive of rent, business rates, service charge and fibre connectivity.

Utility usage will be recharged to the tenant on a fair a reasonable basis.

LEGAL COSTS

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

PLEASE CONTACT

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