

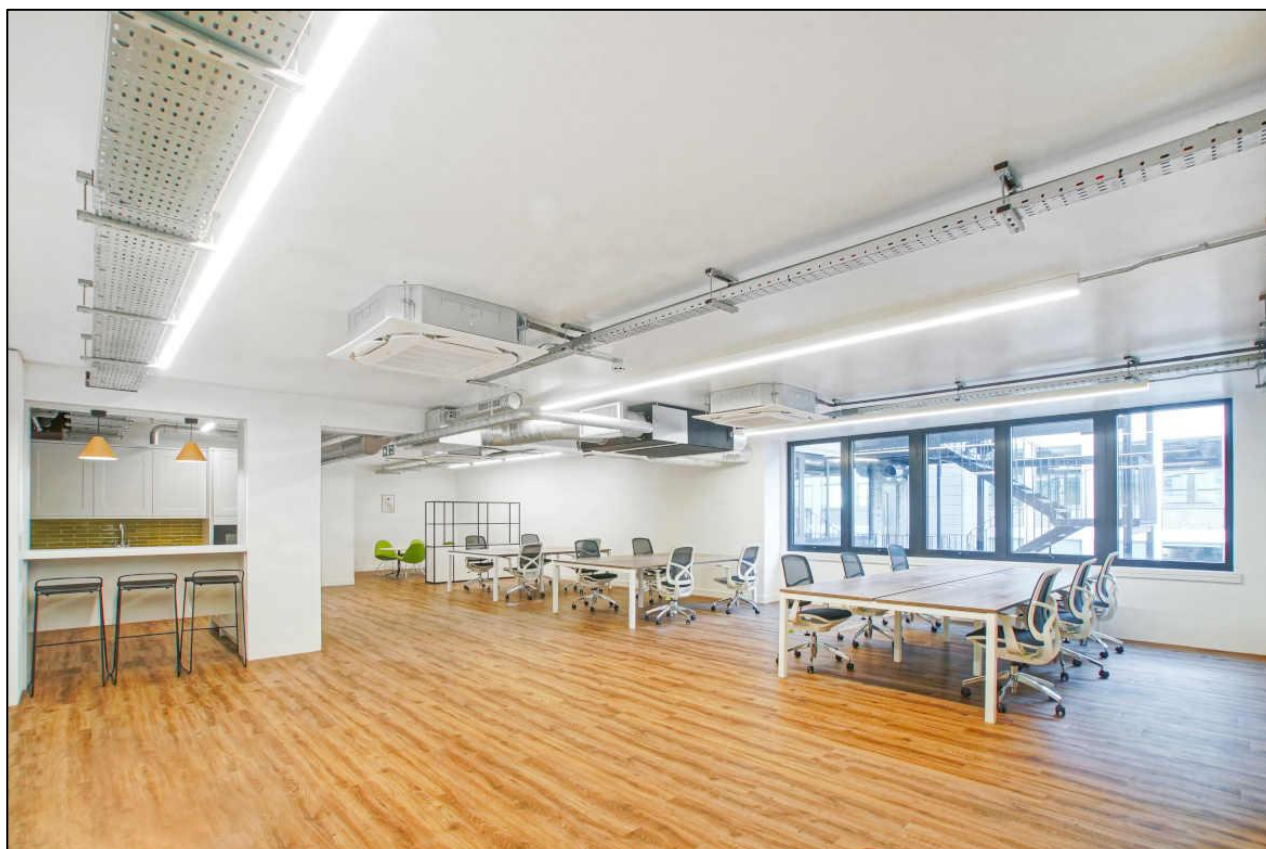
Commercial Office Space

1,931 sq. ft. / 179 sq. m.

**Fully fitted & furnished floor with access to a communal terrace & tenants lounge**

# TO LET

**Fifth Floor, 14 Bonhill Street, Shoreditch, EC2A 4BX**



## LOCATION

The building is located in a prominent position on Bonhill Street, close to the junction of Paul Street, in the heart of vibrant Shoreditch. The building is close to Google Campus, the new Amazon UK Headquarters and the new stage Shoreditch development, home to Shakespeare's Curtain Theatre. The area benefits from a number of bars and restaurants such as Lagardo, Singburi, Fight Club and Barry's Bootcamp.

## TRANSPORT

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Moorgate (Circle, Elizabeth, Hammersmith & City, Metropolitan and Northern lines and National Rail)

Old Street (Northern line and National Rail)

Shoreditch High Street (Overground)

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

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## DESCRIPTION

The accommodation offers fully fitted and furnished office accommodation in a prime Shoreditch location.

The space also benefits from great natural light throughout with a members business lounge with a terrace at fifth floor level.

The reception area boasts a feature wooden ceiling, exposed concrete throughout, concierge and secure bicycle storage and showers.

## AMENITIES

- Prime Northern City location
- 16 desks & 2 meeting rooms
- Business lounge & terrace
- Exposed air conditioning system
- Fully accessible raised floors
- LG7 compliant low energy LED lighting
- Two new passenger lifts
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fifth	1,931	179

## LEASE

A new lease available for a term by arrangement.

## RENT

Per sq. ft.	Per Annum
£59.50	£114,894.50

## SERVICE CHARGE

Per sq. ft.	Per Annum
£9.79	£18,904.49

## BUSINESS RATES

Per sq. ft.	Per Annum
£15.66	£30,239.46

## TOTAL OCCUPATIONAL COSTS

Per annum	Per calendar month
£164,039.45	£13,669.87

## PLEASE CONTACT

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