

131 SHOREDITCH HIGH  
STREET,  
E1

1,076 SQ FT  
PRIME SHOREDITCH FULLY-FITTED OFFICE TO RENT  
SHOREDITCH, EC2







## DESCRIPTION

This fully self-contained office is located on the second floor, occupying a prime position on Shoreditch High Street.

The unit boasts excellent street presence and offers a stylish, contemporary fit-out. It's surrounded by a vibrant mix of independent coffee shops and bars. Additional features includes a meeting room, impressive ceiling heights, a fully fitted kitchen and demised toilets.

## AMENITIES



MEETING ROOMS



EXCELLENT  
NATURAL LIGHT



E CLASS USE



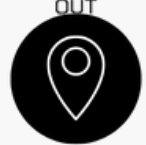
DESIGN LED FIT-  
OUT



KITCHENETTE



FULLY FITTED



PRIME  
LOCATION



WC FACILITIES



EXCELLENT  
TRANSPORT LINKS

## PRIME SHOREDITCH FULLY-FITTED OFFICE SPACE FOR RENT





## TRANSPORT

Shoreditch High St – 6 Mins Walk



Old Street – 10 Mins Walk



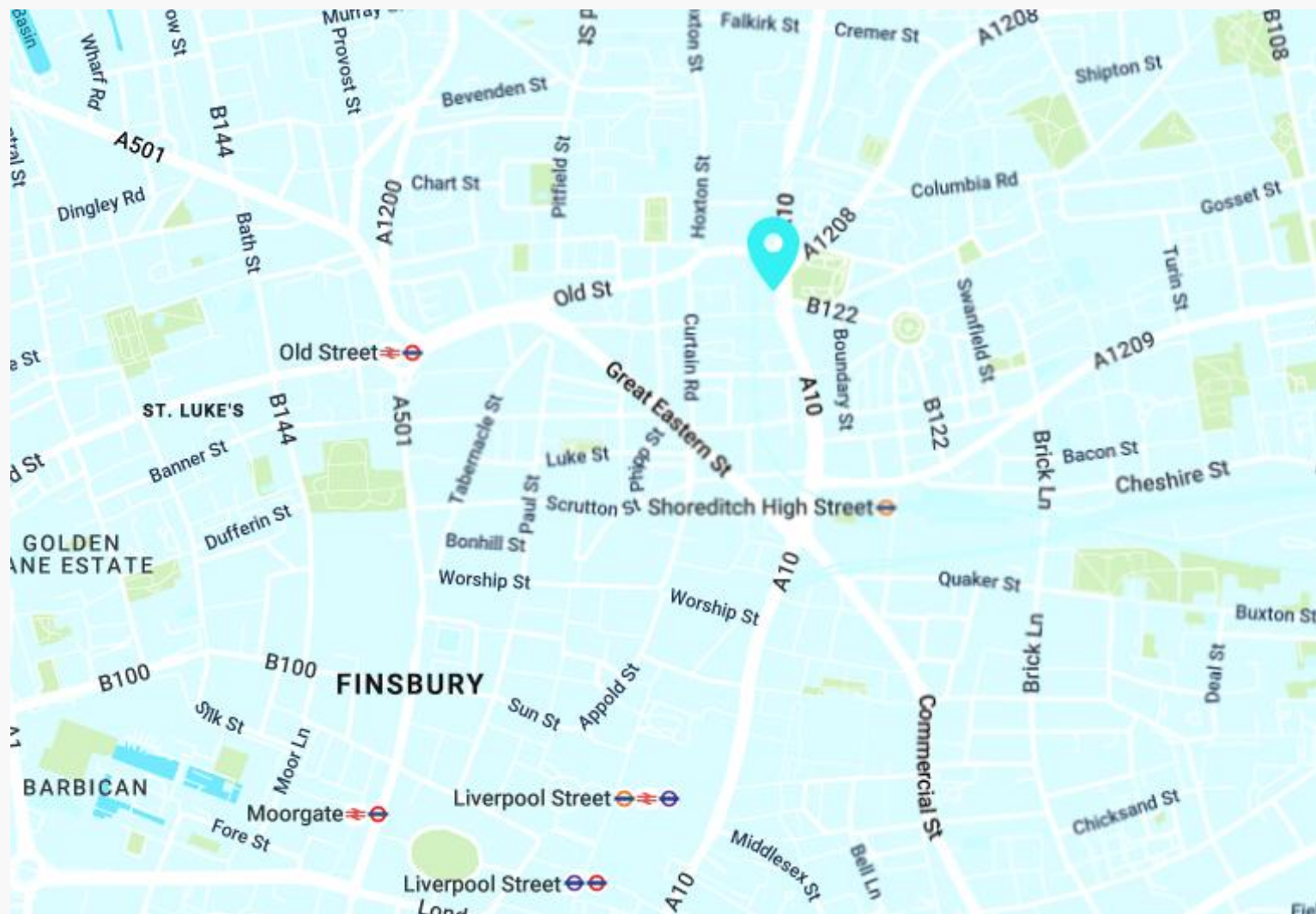
Liverpool Street – 12 Mins Walk



## AREA

The premises are ideally situated on the west side of Shoreditch High Street, between Old Street and Rivington Street, right on the edge of the vibrant Shoreditch Triangle. With Boxpark, Redchurch Street, and an array of cafés, restaurants, and shops nearby, this is a highly desirable location for any company looking to be in the heart of Shoreditch.

## LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2nd	1,076	Available	£49.50	£17.39	£8.75	£6,782

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA SOLE AGENTS

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