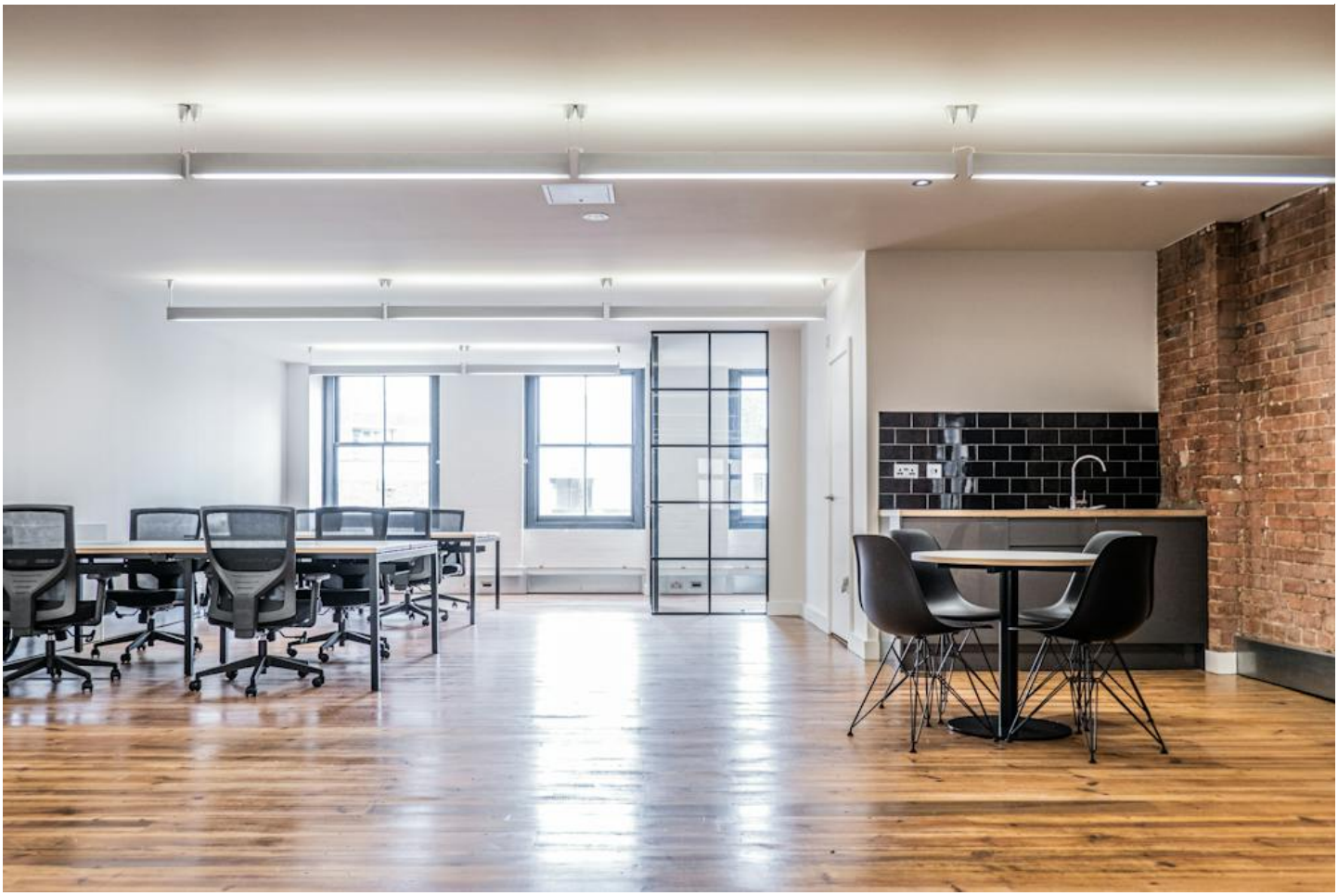
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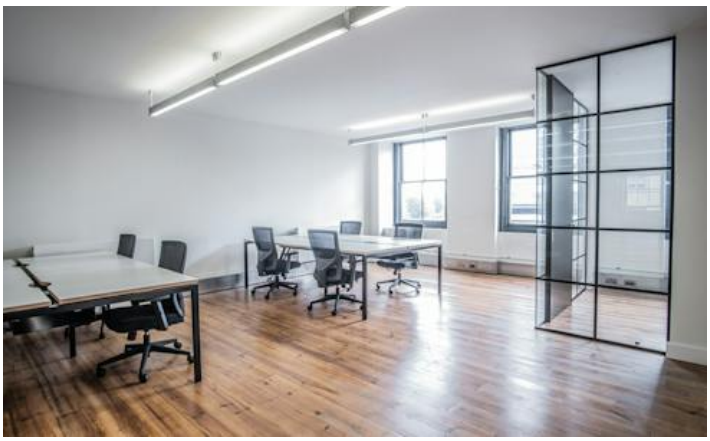
OFFICES TO LET

Former warehouse building in Shoreditch offering unique, flexible office space

20-22 Vestry Street, N1 7RE
1,326 - 4,051 sq ft







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Description

Available offices across three floors in this converted Victorian warehouse building in Shoreditch. The spaces have been refurbished, providing open plan space with good floor to ceiling heights and windows to the front and rear. The 2nd floor has been fully fitted with desks, chairs and partitioned meeting room ready for immediate occupation. Wooden flooring and exposed brickwork throughout. There is also secure bicycle storage and showers in the lower ground floor.

Location

20-22 Vestry Street is located in the heart of Shoreditch. Situated north of Old Street, the surrounding area is well connected to several transport links, vibrant bars and restaurants, including The Book Club, Blues Kitchen, Shoreditch Grind and many more.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,236	114.83	£29.50	£14.53	£6.73	£5,228.28	£62,739.36	Let
1st	1,326	123.19	£35	£19.91	£6.73	£6,811.22	£81,734.64	Available
2nd	1,328	123.38	£32.50	£16.02	£6.73	£6,114.33	£73,372	Available
3rd	1,361	126.44	£32.50	£9.84	£6.73	£5,565.36	£66,784.27	Available
Total	**5,251**	**487.84**	**£32.38**	**£15.08**	**£6.73**	**£23,719.19**	**£284,630.27**	

Features

Self-contained Ground floor

Fully fitted 2nd floor

Stylish LED strip lighting

Exposed brickwork

Secure bicycle storage & showers

Former converted warehouse building

Excellent natural light

Wooden flooring

EPC

On application

Terms

New flexible lease terms are available.

VAT

On application

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