

**176 - 179 SHOREDITCH
HIGH STREET,
E1**

1,811 SQ. FT
FULLY-FITTED PLUG & PLAY OFFICE SPACE IN
SHOREDITCH, E1



TO LET

WEEKDAY

TESCO express



DESCRIPTION

This first-floor office on Shoreditch High- Street provides fitted space that is fully cabled and ready for immediate occupation.

The demise benefits from new air-conditioning, LED lighting and WCs. The office also boasts excellent natural light and demised meeting rooms. The office would suit companies seeking space to accommodate 15 - 30 team members comfortably.

AMENITIES



AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



E CLASS USE



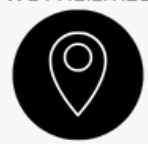
WC FACILITIES



EXCELLENT
TRANSPORT LINKS



FULLY FITTED



PRIME
LOCATION



GOOD FRONTAGE



PRIME
SHOREDITCH

FULLY-FITTED PLUG & PLAY OFFICE TO RENT





TRANSPORT

Shoreditch High St – 4 Mins Walk



Old Street – 11 Mins Walk



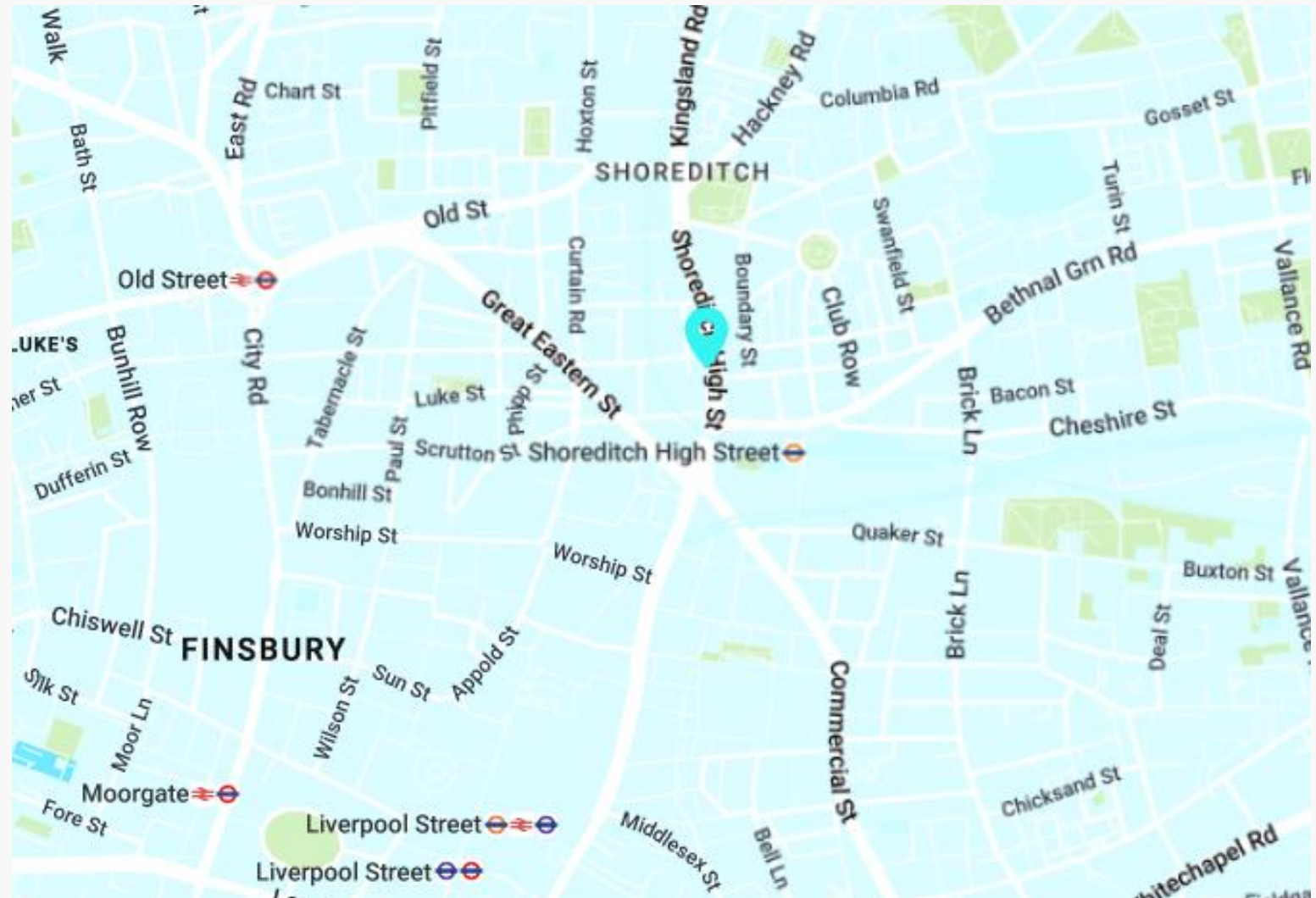
Liverpool Street – 12 Mins Walk



AREA

Located on the corner of Shoreditch High Street and New Inn Yard, the office is moments from Shoreditch House and BOXPARK. Shoreditch High Street Overground Station is on the doorstep and both Old Street and Liverpool Street stations are within ten minutes walking distance. You are spoiled for choice when it comes to bars, restaurants, independent coffee houses, hotels and leisure facilities.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ.FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st	1,811	Available	£45.00	£13.00	£4.00	£9,357

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.

VIEWINGS VIA JOINT SOLE AGENTS

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