

# 67-71 SHOREDITCH HIGH STREET, E1

3,509 SQ. FT

FULLY-FITTED MEDIA STYLE SPACE IN THE  
HEART OF SHOREDITCH WITH A ROOF  
TERRACE



DISHOOM डिशूम

CAPT INTERSECTION

PLEASE

DO NOT STOP

DO NOT HIT MORE

FAT PROMPTLY, TIME IS INVOLVABLE

DO NOT WASTE LETTER

WITHOUT ORDER, BE FRESHMEN

DO NOT COME...

HAPPY BIRTHDAY

DO NOT MAKE MICHAEL'S IN CABIN

OUR WATER IS REPORTING

CONF. AGAIN

ALL ARE WELCOME WILDERNESS

IF NOT SATISFIED TELL US

OTHERWISE TELL OTHERS

ARMED & DANGEROUS, 1979

we would just find the... the... the... the...

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the... the... the... the... the... the... the... the...

SHACKS







## DESCRIPTION

The available space is a self-contained 1<sup>st</sup> floor office within a Buckley Gray Yeoman designed building. The offices have been fitted to an excellent standard and can be offered to an incoming tenant as fully-fitted space.

The premises benefits from impressive open plan space with three meeting rooms and additional call booths, The building also features an impressive communal roof terrace.

## AMENITIES



24 HOUR ACCESS



FULLY FITTED



SHOWERS



MEETING ROOMS



DDA COMPLIANT



EXCELLENT NATURAL LIGHT



BIKE RACKS



OPEN PLAN



ROOF TERRACE

## PRIME SHOREDITCH FULLY-FITTED OFFICES WITH ROOF TERRACE





## TRANSPORT

Shoreditch High Street – 3 mins



Liverpool Street – 7 mins



Old Street – 8 mins

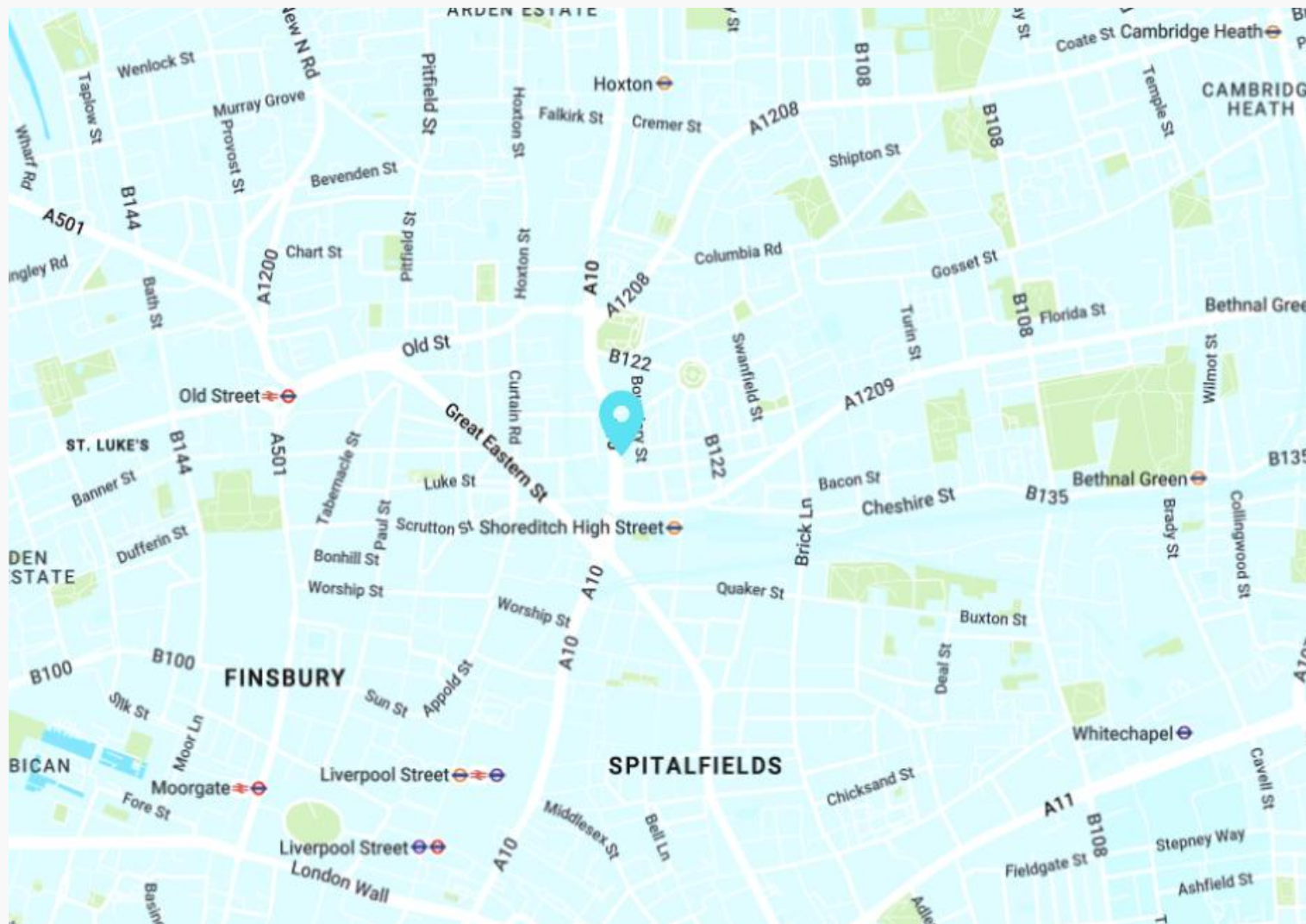


## AREA

Located in the heart of Shoreditch. The building is situated next door The Tea Building, in front of the Boundary Hotel and just around the corner from Shoreditch House and Box Park.

The building is surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to creative and media occupiers.

## LOCATION



## AVAILABILITY

| UNIT                  | SIZE (SQ FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-----------|------------|-------------|----------------------|-------------|
| 1 <sup>st</sup> Floor | 3,509        | Available | £59.50     | £18.10      | £8.20                | £25,509     |

### LEASE

A new lease to be contracted outside the Landlord and 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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