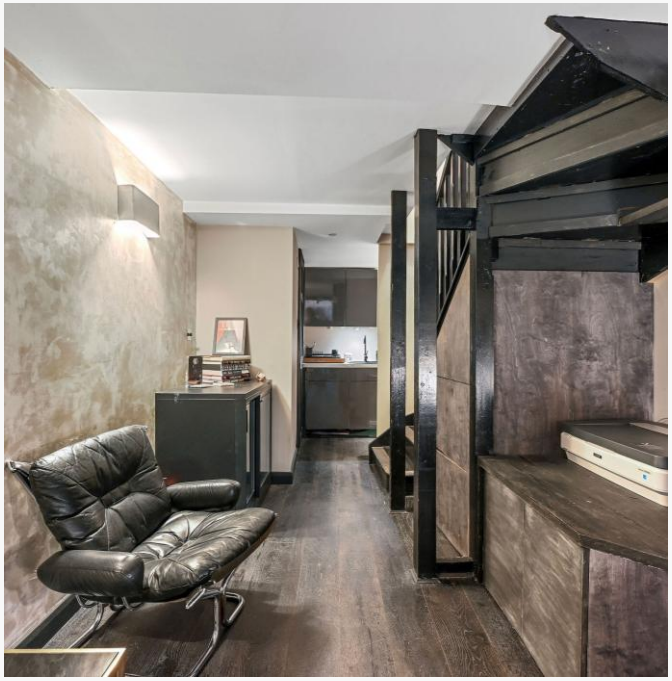
BELCOR

11 BOUNDARY PASSAGE, E2

716 SQ FT

CREATIVE STUDIO FOR RENT IN PRIME SHOREDITCH, E2

11B
purple martin



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BOUNDARY PASSAGE
E2

DESCRIPTION

A rare warehouse-style, self-contained office arranged over ground and lower ground levels. The space is fully open plan and would appeal to media, tech, and creative occupiers, particularly those focused on social media, podcasting, or content creation. Its busy location also makes it well suited to a beauty or wellness studio, or personal training use.

AMENITIES

CREATIVE STUDIO IN THE HEART OF SHOREDITCH

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E2

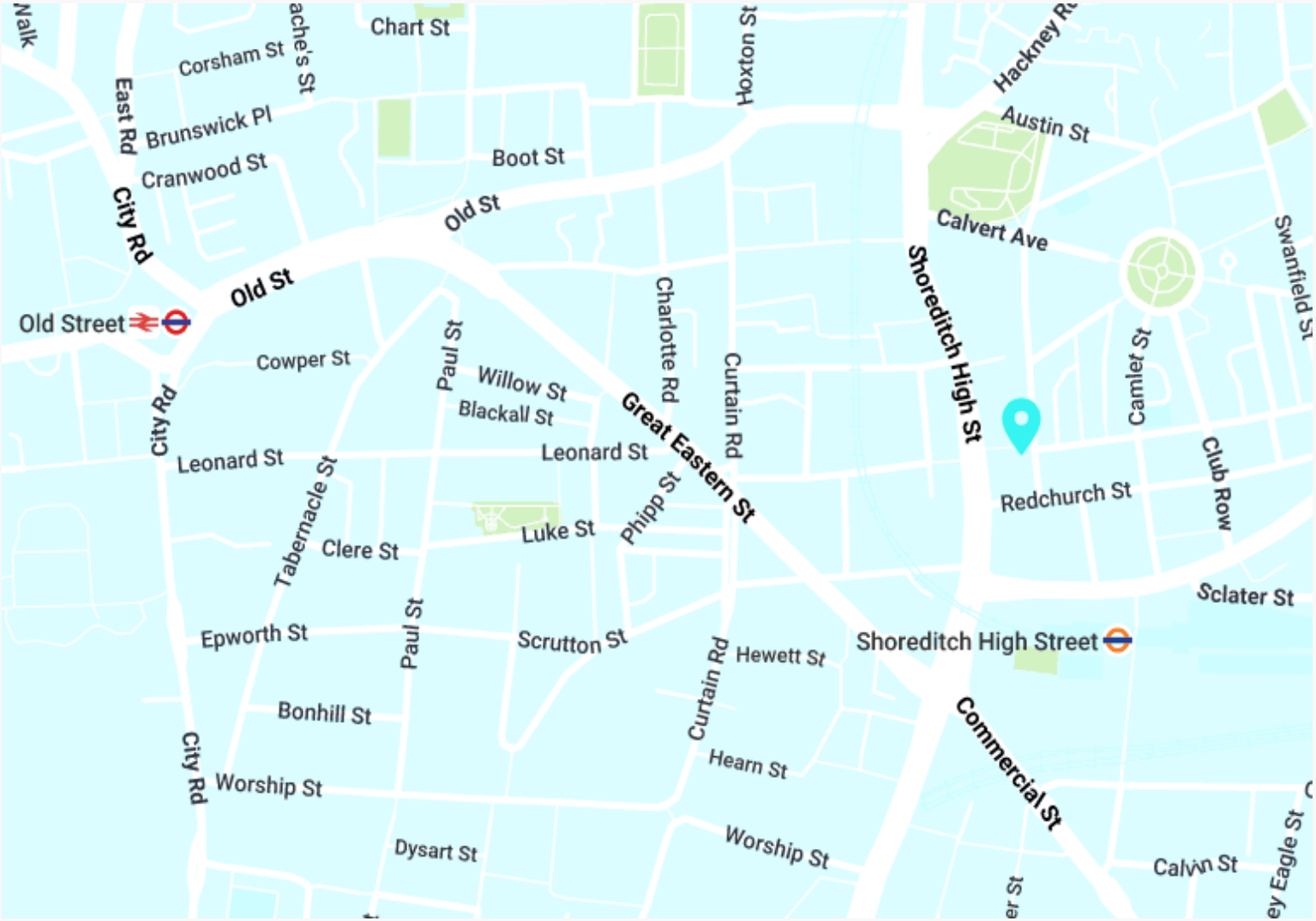
TRANSPORT

Shoreditch High Street– 2 Mins Walk

Old Street– 12 Mins Walk

Liverpool Street– 15 Mins Walk

LOCATION



AREA

This newly refurbished characterful office unit Located on the west side of Boundary Street, close to its junction with Redchurch Street in the heart of Shoreditch, immediately adjacent to the Tea Building, Shoreditch House and The Boundary Hotel.
The area is well served by some of Shoreditch's most well-known shops, restaurants and bars. Shoreditch High Street is less than a 2-minute walk

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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERIVCE CHARGE (PSF)	TOTAL (PCM)
G & LG	716	Under Offer	£38.50	£19.90	£6.00	£3,843

LEASE

Available by way of a new lease to be contracted outside The Landlord & Tenant Act 1954.

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.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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