

Commercial Office Space

1,205 – 4,792 sq. ft.

Refurbished offices in prime Shoreditch location

TO LET

28-30 Worship Street, Shoreditch, London, EC2A 2DX



LOCATION

The building is located on the south side of Worship Street which is strategically situated just north of Broadgate, Finsbury Square and The City of London and just south of vibrant Shoreditch. The area benefits from the many amenities on offer including bars, restaurants and shopping.

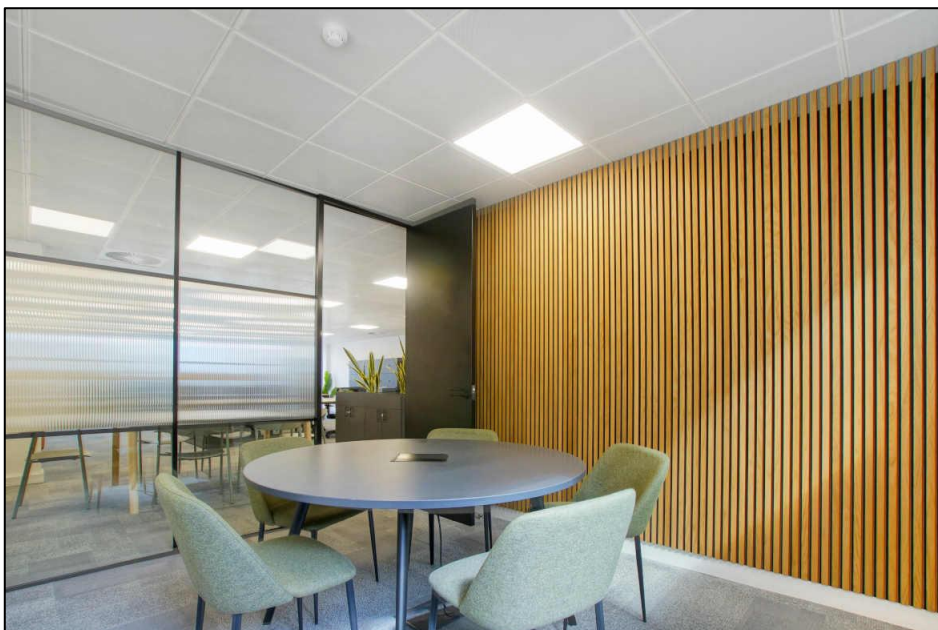
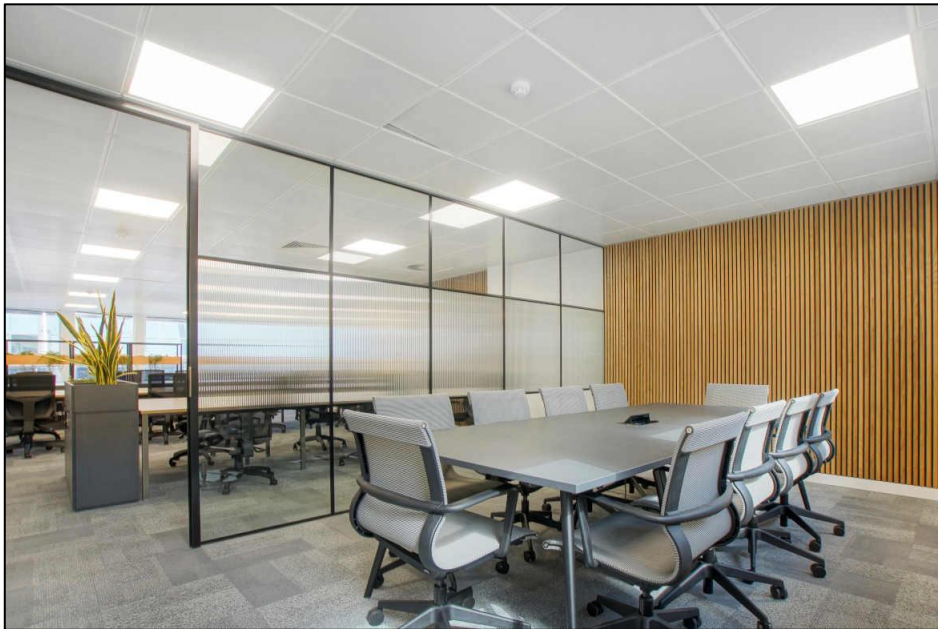
TRANSPORT

Liverpool Street (Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Moorgate (Northern line and National Rail)

Old Street (Northern line and National Rail)

Shoreditch High Street (Overground)





DESCRIPTION

The office floor is offered newly refurbished, fitted and furnished ready for immediate occupation.

There is a stylish reception area, and a passenger lift to access the floor.

AMENITIES

- Newly refurbished
- New air conditioning system
- Power & data cabling installed
- 20 desks (1400 x 800)
- Board room (10 people)
- Second meeting room / private office
- New kitchen and breakout area
- Soft furnished touch down areas
- Demised WCs and shower

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Sixth	1,800	167
Ground	1,205	112
L. Ground	1,787	166

LEASE

A new flexible lease is available.

RENT

Floor	Per Annum	Per sq. ft.
Sixth	£81,000.00	£45.00
Ground	£54,225.00	£45.00
L. Ground	£49,142.50	£27.50

SERVICE CHARGE

Floor	Per Annum	Per sq. ft.
Sixth	£10,800.00	£6.00
Ground	£7,230.00	£6.00
L. Ground	£10,722.00	£6.00

BUSINESS RATES

Floor	Per Annum	Per sq. ft.
Sixth	£29,415.00	£16.34
Ground	£18,339.00	£15.22
L. Ground	£12,475.00	£6.98

Interested parties must verify these figures with the VOA or London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Sixth	£121,215.00	£10,101.25
Ground	£79,794.00	£6,649.50
L. Ground	£72,339.50	£6,028.29

Excluding utilities.

PLEASE CONTACT

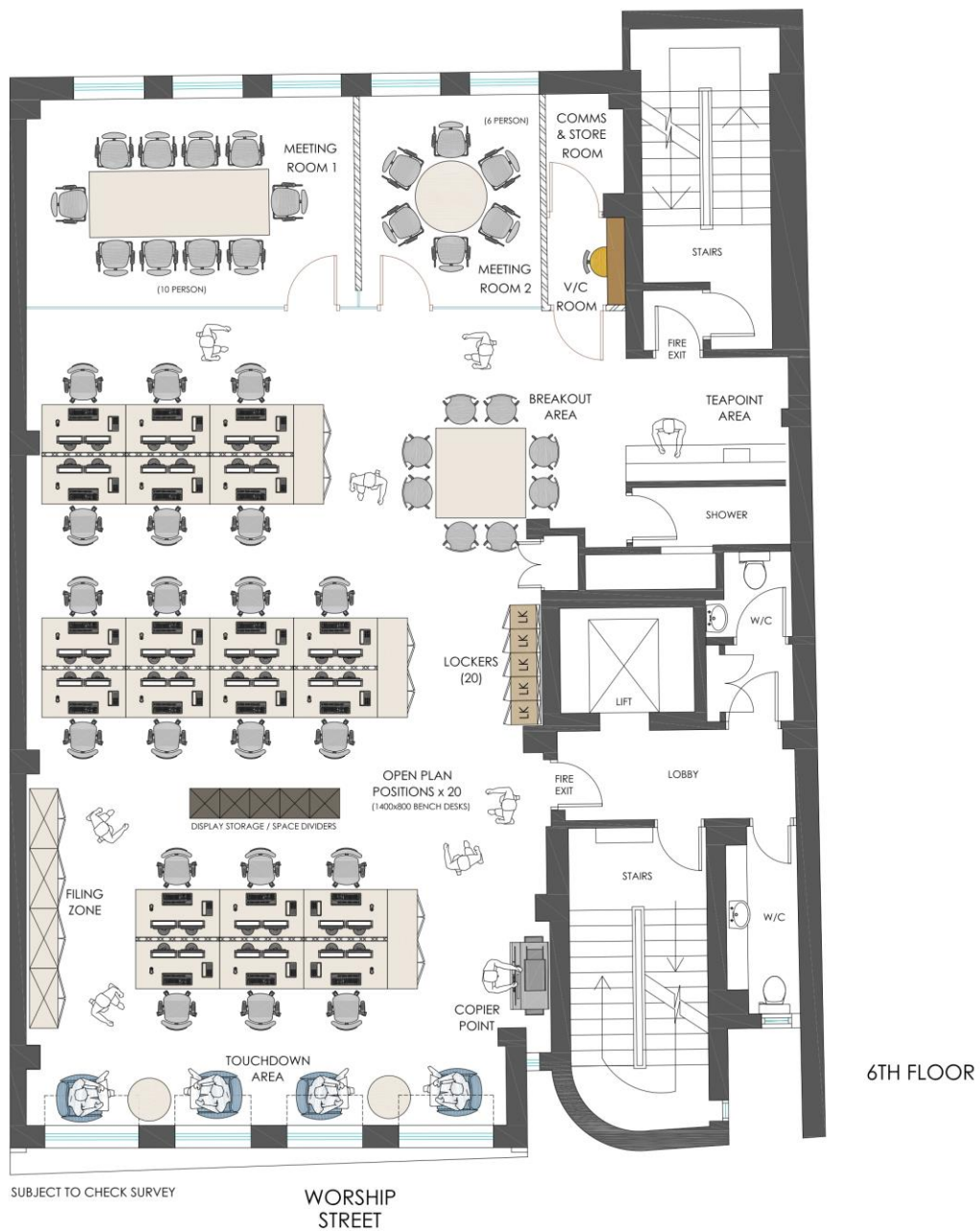
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SIXTH FLOOR PLAN



BREAKDOWN OF FACILITIES:-

20 x OPEN PLAN POSITIONS (1400x800 BENCH)
 1 x MEETING ROOM (10 PERSONS)
 1 x MEETING ROOM (6 PERSONS)
 1 x V/C ROOM (SINGLE)
 1 x TEAPOINT & BREAKOUT

1 x COMMS & STORE ROOM
 1 x TOUCHDOWN AREA
 1 x LOCKER ZONE
 1 x COPIER POINT
 1 x FILING ZONE
 1 x SHOWER

TOTAL HEADCOUNT - 20 WORK POSITIONS