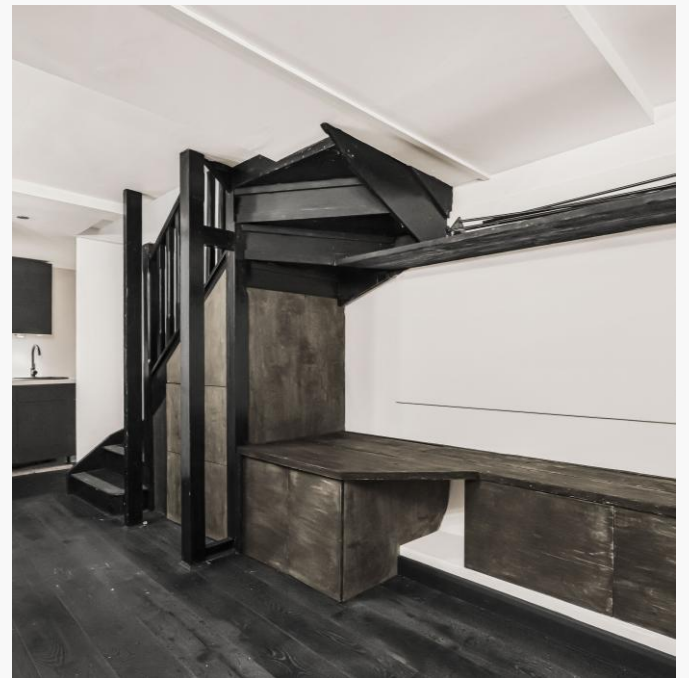
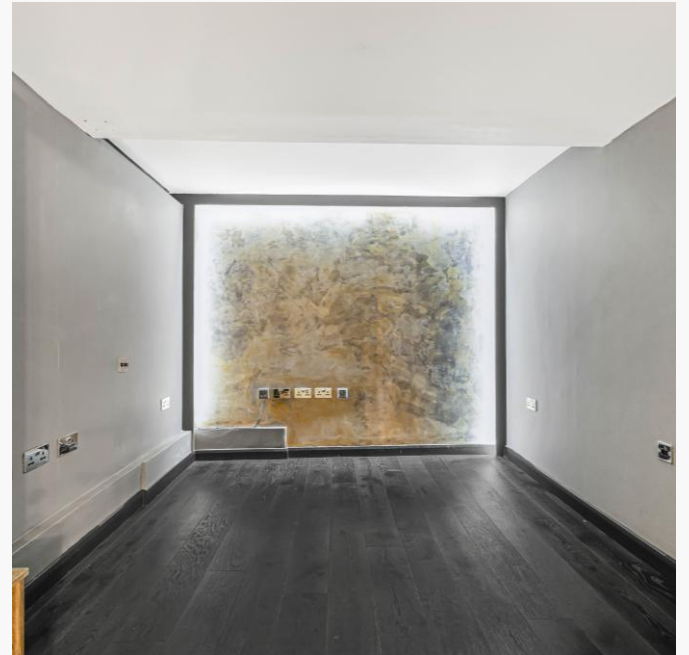


11 BOUNDARY PASSAGE, E2

716 SQ FT
CREATIVE STUDIO FOR RENT IN PRIME SHOREDITCH, 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.

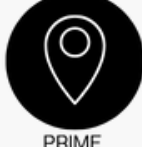
AMENITIES



KITCHENETTE



E CLASS USE



PRIME
LOCATION



WC FACILITIES



EXCELLENT
TRANSPORT LINKS



KITCHENETTE



GOOD FRONTAGE



WAREHOUSE
STYLE FEATURES



GREAT CEILING
HEIGHTS

CREATIVE STUDIO IN THE HEART OF SHOREDITCH

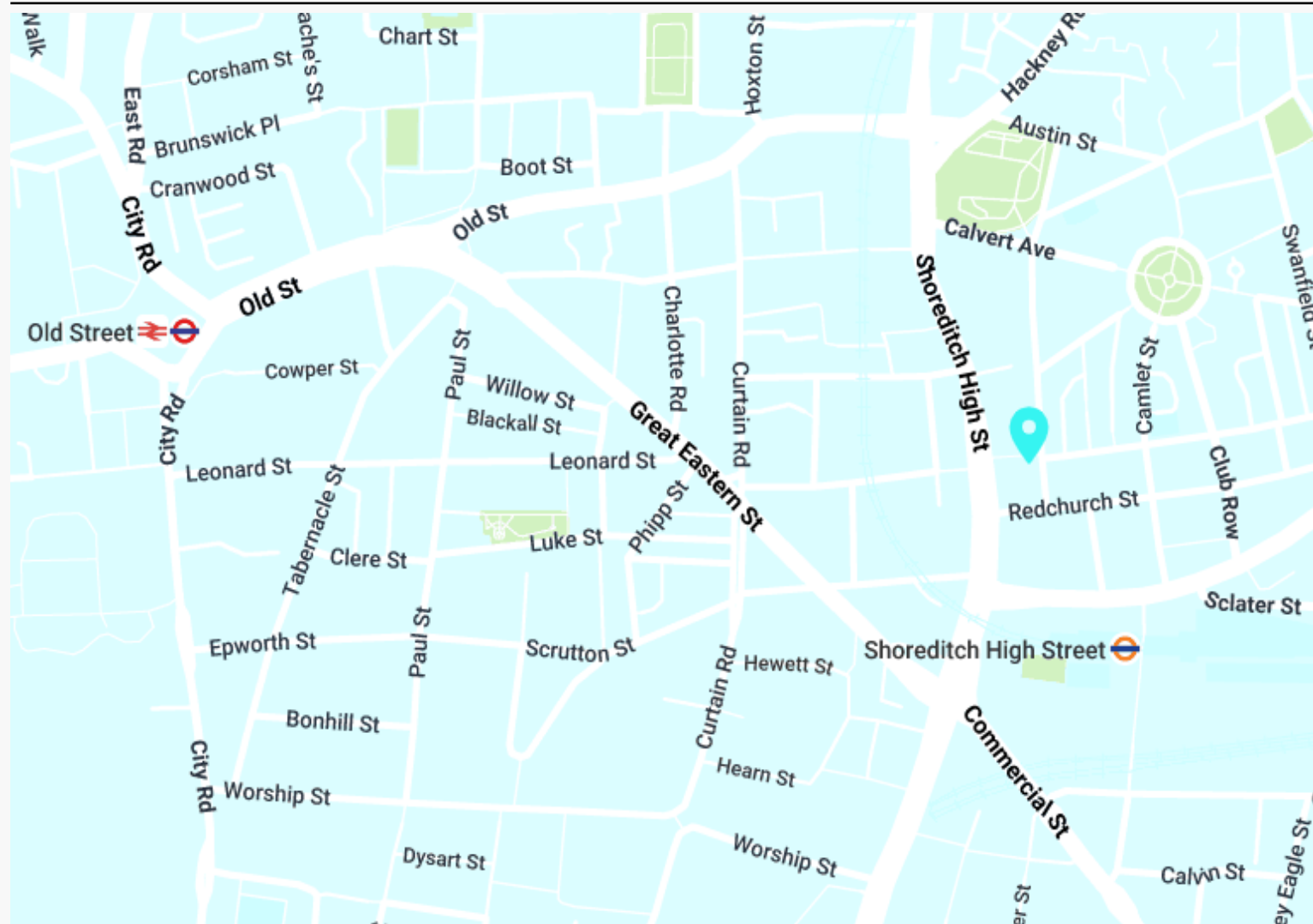


LOCATION



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



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICCE CHARGE (PSF)	TOTAL (PCM)
G & LG	716	Available	£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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