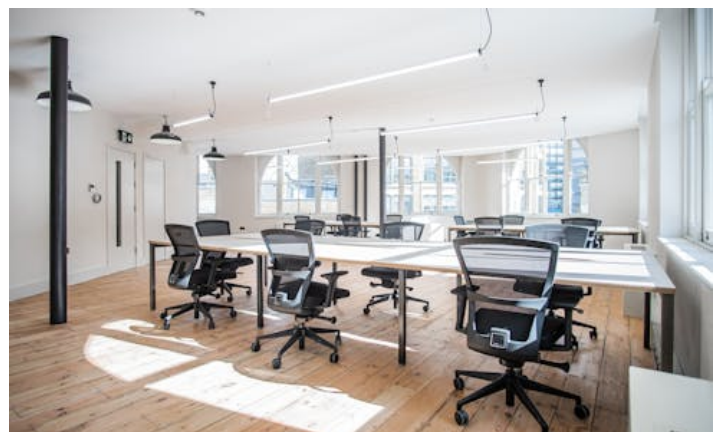
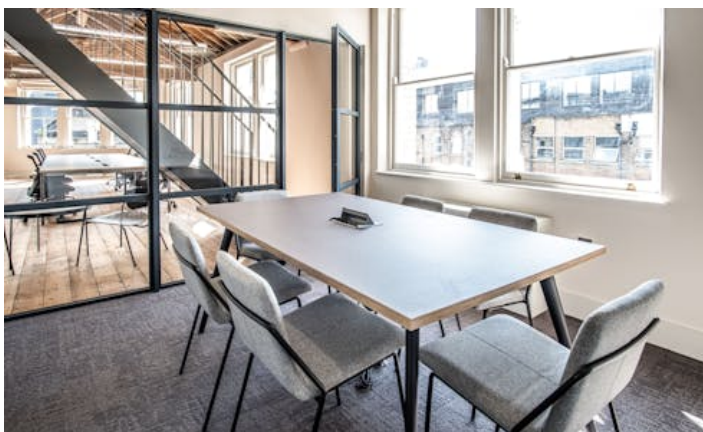


# ELLIS BROWN

## OFFICES TO LET

Fully fitted warehouse office space occupying a prominent corner position in the heart of the Shoreditch triangle.

40 Great Eastern Street, EC2A 3EP  
1,259 - 2,518 sq ft



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1,259 - 2,518 sq ft

Description

Fully furnished office floors in a Grade II listed building with meeting rooms, fitted kitchens, and demised WCs. Both floors benefits from excellent natural light throughout and generous floor to ceiling heights as well as retaining many of the original features.

Location

Located on the junction of Curtain Road and Great Eastern Street, the building occupies a commanding position within the Shoreditch Triangle. This area is widely regarded as Shoreditch’s prime office district. The surrounding area benefits from a thriving atmosphere with an active café & restaurant culture as well as a renowned nightlife. Local bars and restaurants include Blue's Kitchen, Old St Records, Golden Bee and Boxpark Shoreditch.

Shoreditch High Street, Old Street, Liverpool Street and Moorgate stations are all within walking distance. The area also provides various bus routes providing access to the City, West End, North and East London.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
2nd	1,259	116.96	£47	£18.53	£6	£7,504.69	£90,056.27	CAT A+	Available
1st	1,259	116.96	£47	£17.54	£6	£7,400.82	£88,809.86	CAT A+	Under Offer
Total	2,518	233.92	£47	£18.04	£6	£14,905.51	£178,866.13		

Features

- Fully furnished
- Strip LED lighting
- Air conditioning
- Solid timber floors
- Fitted kitchen
- Demised WC
- Exposed warehouse features

EPC

C

Terms

New flexible lease terms are available.

VAT

On application



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