

**39 TABERNACLE  
STREET, EC2A**

1,840 SQ FT

DESIGN LED, PLUG & PLAY OFFICES FOR RENT

WORKSPACE/STUDIO SHOREDITCH, EC2A



## DESCRIPTION

Comprising the ground floors of an attractive modern office development, which was completely renovated in 2018. The ground floor will undergo a refurbishment to provide open plan workspace with one boardroom, open kitchen, break out areas and demised wc's along with use of the buildings end of journey facilities. In addition occupiers benefit from a 750 sq ft roof terrace with fantastic views .

## AMENITIES



BIKE RACKS



AIR CONDITIONING



DESIGN LED FIT-OUT



ROOF TERRACE



LIFT



EXCELLENT NATURAL LIGHT



FLOOR TO CEILING GLAZING



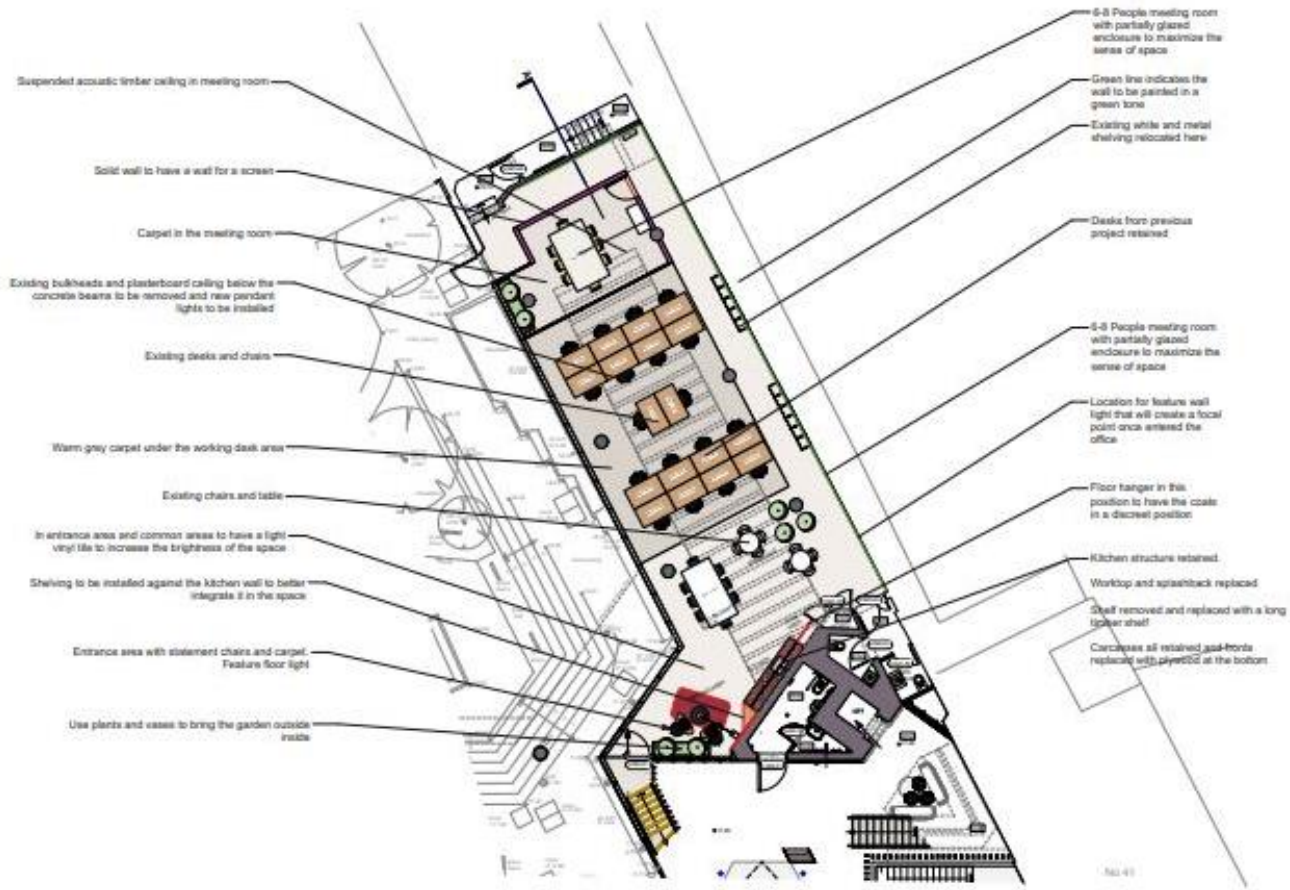
SHOWERS



GREAT CEILING HEIGHTS

## DESIGN LED PLUG & PLAY OFFICES





Feature entrance lamp



Feature chairs (from previous job)



Carpet



End shelf to kitchen



Coat hanger

## TRANSPORT

Old Street – 5 mins



Liverpool Street – 12 mins



Moorgate – 9 mins



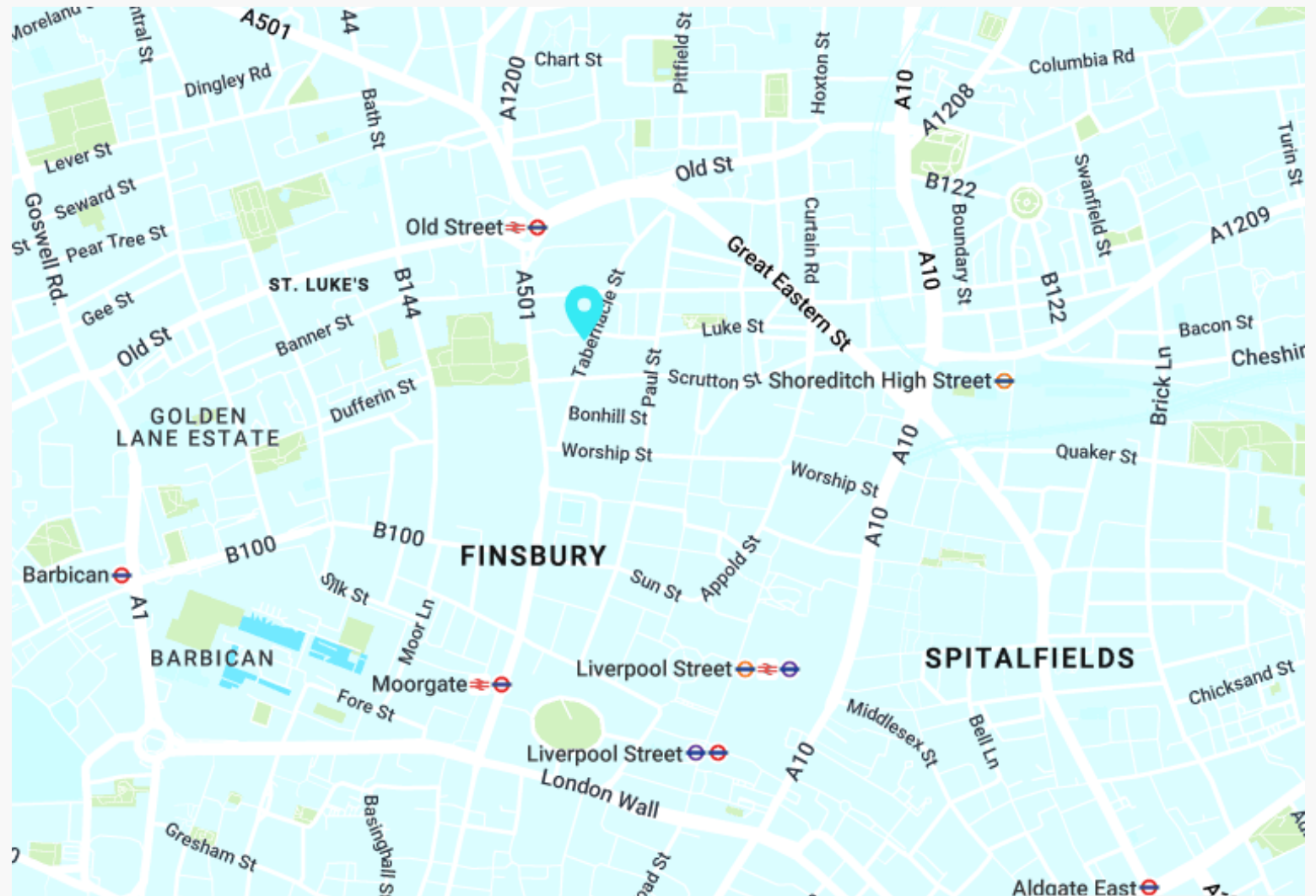
## AREA

Tabernacle Street is perfectly positioned to enjoy the vibrancy of the area, yet a stone's throw from the City of London's Square Mile and the award-winning Tech City.

A number of award-winning restaurants and bars are on the doorstep.

Transport links are excellent. Old Street tube station is just 0.1 miles away and Liverpool Street is approximately 10 - 12 minutes walk away.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor (CAT A)	1,840	Available	£59.50	£20.00	£8.00	£13,416

### LEASE

New lease direct from Landlord

### 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 JOINT SOLE AGENTS

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