

67-71 SHOREDITCH  
HIGH STREET, E1

3,509 SQ FT

FULLY-FITTED MEDIA STYLE SPACE IN THE  
HEART OF SHOREDITCH WITH A ROOF  
TERRACE

DISHOOM

CAFE INSTRUCTIONS

PLEASE  
DO NOT SPIT  
DO NOT BE NOISY  
PAT PROMPTLY, TIME IS INVALUABLE  
BONG WRITE LETTER  
WITHOUT ORDER REFRESHMENT  
DO NOT COME...

CAFE INSTRUCTIONS

DO NOT MAKE MICHIE'S IN CAFE  
OUR WAITER IS REPORTING  
COST AGAIN  
ALL ARE WELCOME WHETHER CLUE  
IF NOT SATISFIED TELL US  
OPENING DELL OFFICES

NRHM 27/08/1972

WE ARE OPEN 24 HOURS, 7 DAYS A WEEK.

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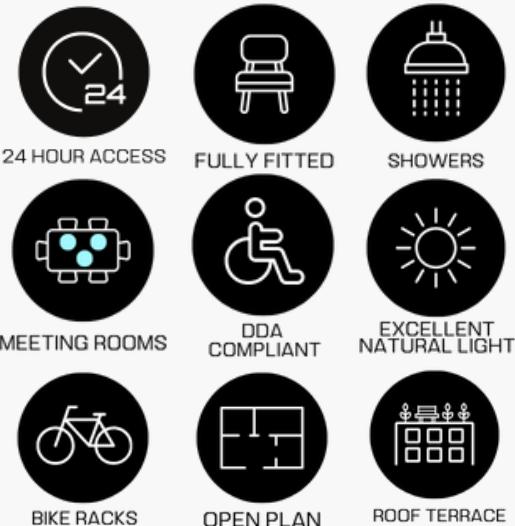


## DESCRIPTION

The available space is a self-contained 1<sup>st</sup> floor office within a Buckley Gray Yeoman designed building. The offices have been fitted to an excellent standard and can be offered to an incoming tenant as fully-fitted space.

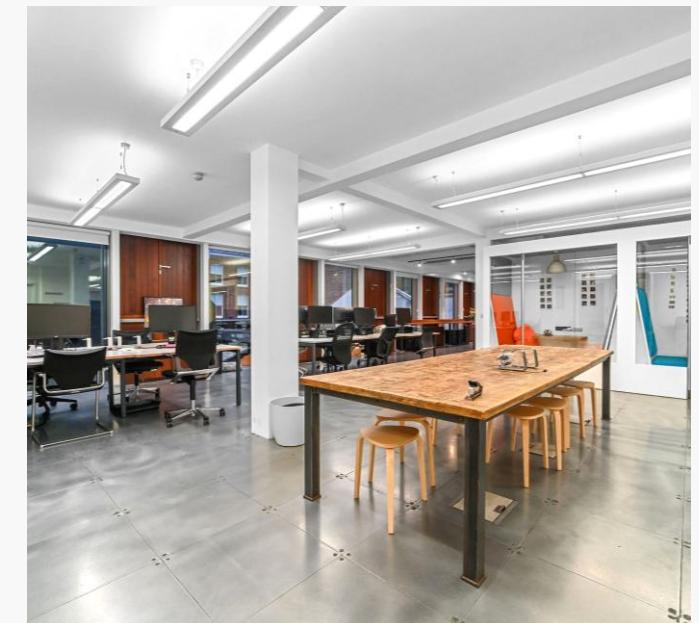
The premises benefits from impressive open plan space with three meeting rooms and additional call booths. The building also features an impressive communal roof terrace.

## AMENITIES



## PRIME SHOREDITCH FULLY-FITTED OFFICES WITH ROOF TERRACE





## TRANSPORT

Shoreditch High Street – 3 mins



Liverpool Street – 7 mins



Old Street – 8 mins

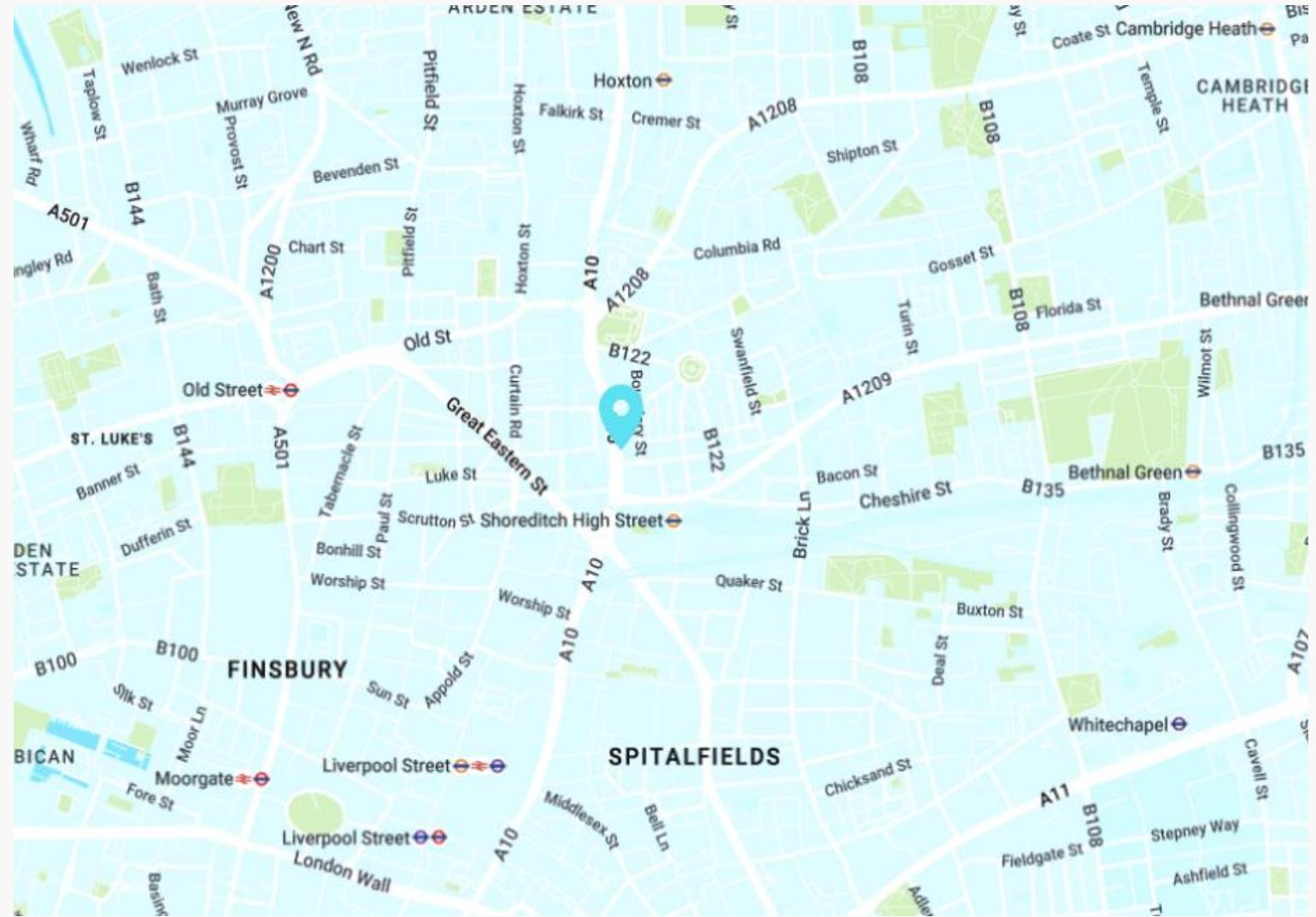


## AREA

Located in the heart of Shoreditch. The building is situated next door to The Tea Building, in front of the Boundary Hotel and just around the corner from Shoreditch House and Box Park.

The building is surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to creative and media occupiers.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	3,631	Available	£58	£18.10	£8.20	£25,509

### LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

### 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 SOLE AGENTS

## BELCOR

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