

Commercial Office Space
1,931 sq. ft. / 179.39 sq. m.

First Floor office on Shoreditch High Street ONLY £35 per sq. ft.

TO LET

**The Old Post Office, 176-179 Shoreditch High Street,
London E1 6HP**



LOCATION

The Old Post Office building is located on the corner of Shoreditch High Street and New Inn Yard in the heart of London's creative district that is Shoreditch. The transport links are excellent with Shoreditch High Street, Liverpool Street and Old Street all within a short walk. Bustling with life the area is home to a variety of cafes, restaurants and bars such as The Shoreditch Hotel, The Blues Kitchen, Box Park Shoreditch, BRAT and Dishoom.

TRANSPORT

Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines and National Rail)
Old Street (Northern line and National Rail)
Buses 8, 26, 149, 242, 388

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This first floor office presents an excellent opportunity to be based in the heart of Shoreditch for only £35 per sq. ft.

The first floor is fitted with air conditioning, cabling, meeting rooms and a kitchenette to allow for immediate occupation for an occupier.

AMENITIES

- Air conditioning
- Passenger lift
- Meeting rooms
- Kitchenette
- Excellent natural light
- Shower
- Refurbished communal areas

APPROXIMATE FLOOR AREAS

First Floor Rear 1,931 sq. ft. 179.39 sq. m.

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£35.00 per sq. ft.

£67,585 per annum

SERVICE CHARGE

£3.40 per sq. ft.

£6,565.40 per annum

RATES

We understand that the business rates payable for the year 2021/22 are approximately:

£11.29 per sq. ft.

£22,455 per annum

Each party must verify these figures with The London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

£95,950 per annum

£7,995 per calendar month

£49.69 per sq. ft.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge
flwedwidge@antonpage.com

Harrison Turner
hturner@antonpage.com