

Commercial Office Space

738 sq. ft. / 68.56 sq. m.

Fully-cabled office in a prime Shoreditch location

TO LET

74 Great Eastern Street, Shoreditch EC2A 3JL



LOCATION

Located on Great Eastern Street in the heart of Shoreditch, the property is just a few minutes' walk from Old Street Station with Shoreditch High Street Overground Station just an eight-minute walk in the other direction. The property benefits from a wealth of amenities on the doorstep with various bars, restaurants, coffee shops, hotel and leisure facilities.

TRANSPORT

Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines,
Overground and National Rail)
Various bus routes



DESCRIPTION

The office suite has been recently refurbished and is ready for immediate occupation.

Refurbishment works include updated common parts, installation of a new kitchenette / tea point and WCs as well as redecoration of the office suite.

The office would suit creative companies looking for a prime Shoreditch base.

AMENITIES

- Stylish refurbished entrance and common parts
- Excellent natural lighting
- Refurbished WCs
- Phone entry system
- Openable windows
- Perimeter trunking
- Onefibre connected
- New timber style flooring

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	738	68.56

LEASE

A new flexible lease term is available

RENT

Floor	Per sq. ft.*	Per Annum*
Fourth	£47.50	£35,055

SERVICE CHARGE

Floor	Per sq. ft.*	Per Annum*
Fourth	£12.57	£9,276.66

RATES

Floor	Per sq. ft.	Per Annum
Fourth	£17.07	£12,599.75

Interested parties must verify these figures from the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Fourth	£56,931.41	£4,744.28

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge