

# 39 TABERNACLE STREET, EC2A

1,840 - 5,340 SQ FT  
DESIGN LED, PLUG & PLAY OFFICES FOR RENT  
WORKSPACE/STUDIO SHOREDITCH, EC2A





## DESCRIPTION

Comprising the ground and second floors of an attractive modern office development, which was completely renovated in 2018. The second floor is configured over a V-shaped floorplate which provides fantastic natural light with floor to ceiling windows throughout. The space has been fully fitted with 60+ workstations, large open plan kitchen, boardroom, plus a selection of phone booths and break out areas. 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





## TRANSPORT

Old Street – 5 mins



Liverpool Street – 12 mins



Moorgate – 9 mins



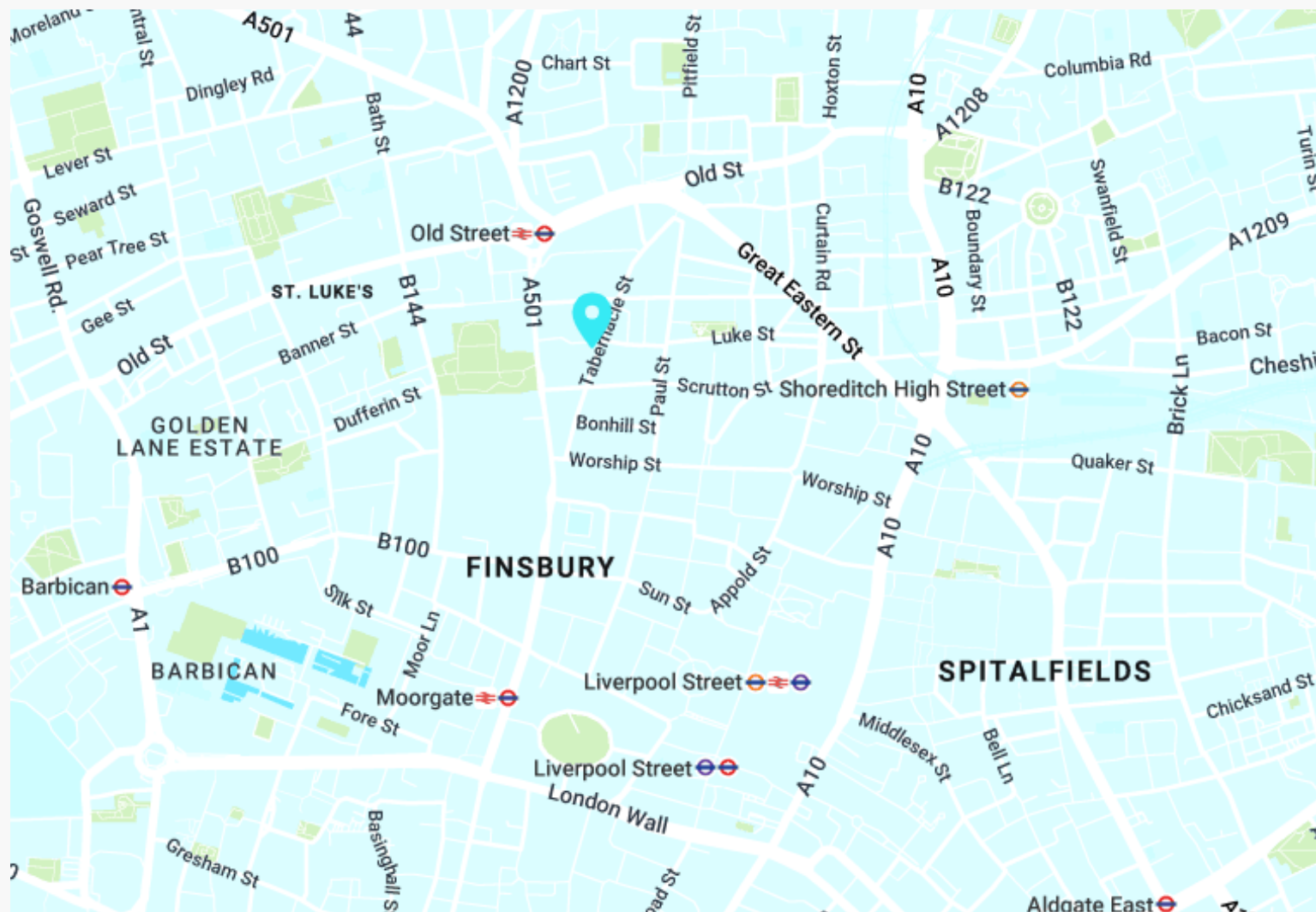
## AREA

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) |
|-----------------------------------------|--------------|-----------|------------|-------------|----------------------|-------------|
| 2 <sup>nd</sup> Floor<br>(Fully Fitted) | 5,340        | Available | £69.50     | £20.00      | £8.00                | £43,387.50  |
| Ground Floor<br>(CAT A)                 | 1,840        | Available | £59.50     | £20.00      | £8.00                | £13,416     |

LEASE

New lease direct from Landlords

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)

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# VIEWINGS VIA JOINT SOLE AGENTS

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## BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

## STIRLING ACKROYD

www.stirlingackroyd.com

## TEAM



**JOE MEISEL MRICS**  
**PARTNER**  
jm@belcor.london  
07872 350 838



**LUCY STEPHENS**  
**DIRECTOR**  
ls@belcor.london  
07789 843 729

020 7375 3444  
www.belcor.london