

**19 BETHNAL
GREEN ROAD, E2**

452-926 SQ FT
CHARACTERFUL OFFICES FOR RENT
SHOREDITCH, E2



CLARA'S
DELL WINE & BISTRO

Shuffle Club

Shuffle Club

IT WAS
TO
RE-PLAY

COCKTAILS + PIZZA

COCKTAILS + PIZZA

EST. 1880 THE KN...





DESCRIPTION

Two self contained beautiful warehouse offices, which can be let together or separately.

Both spaces offer inspiring working areas with great ceiling heights, exposed wooden beams, original timber flooring and are flooded with natural light. Occupiers will benefit from the amenities within the ground floor bar and terrace.

AMENITIES



EXCELLENT
TRANSPORT LINKS



GREAT CEILING
HEIGHTS



VICTORIAN WAREHOUSE
CONVERSION



ORIGINAL
FLOORING



PRIME
LOCATION



NEWLY
REFURBISHED



EXCELLENT
NATURAL LIGHT



ROOF TERRACE



OPEN PLAN

CHARACTERFUL OFFICES FOR RENT



TRANSPORT

Shoreditch High Street – 1 Mins Walk



Old Street – 10 Mins Walk



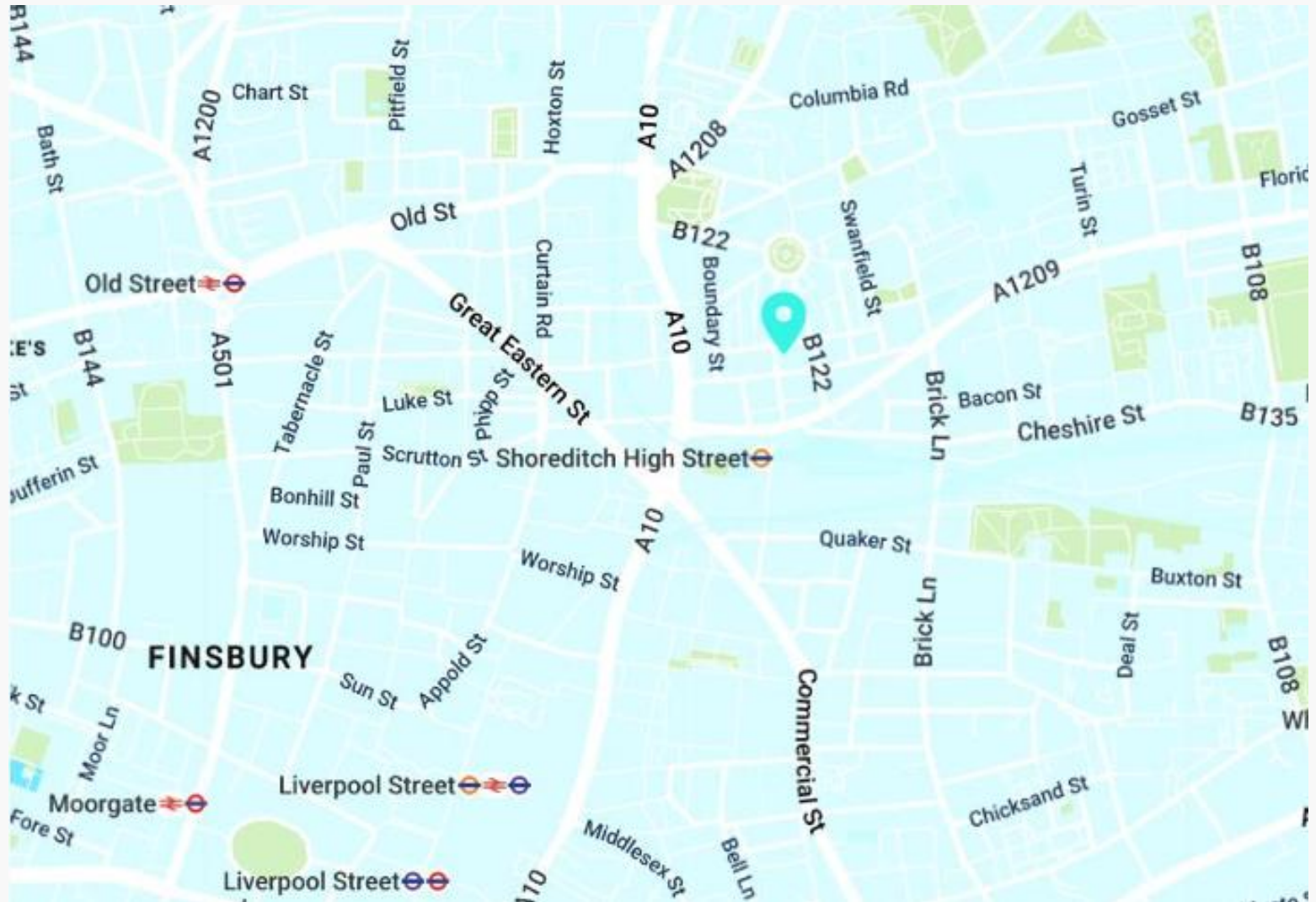
Liverpool Street Station – 12 Mins Walk



AREA

The premises is in the heart of Shoreditch, virtually opposite Shoreditch High St station and Boxpark, Tea Building, Shoreditch House and Redchurch Street. The unit is located above Shuffle Club a beautiful leisure venue with roof terrace and private hire facilities. The area is well known for its wide variety of bars, shops and restaurants and would be of strong interest to creative occupiers.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Second Floor Front	452	Available	£70	Included	Included	£2,636
Second Floor Rear	474	Available	£70	Included	Included	£2,765
Total	926	Available	£70	Included	Included	£5,392

LEASE

Available by way of Sublease up until May 2041 to be contracted outside of the Landlord & Tenant act 1954.

TIMING

Available immediately

CONTENT

[View on our website](#)



RATES

The business rates are included in the rent.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

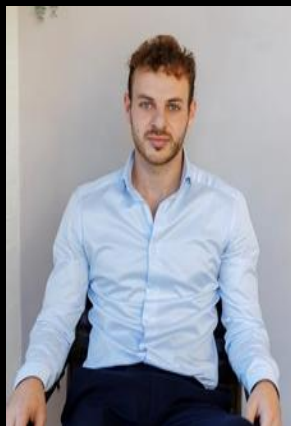
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