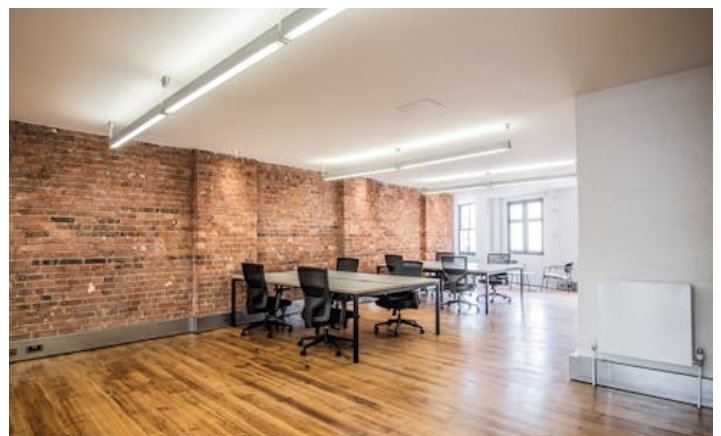
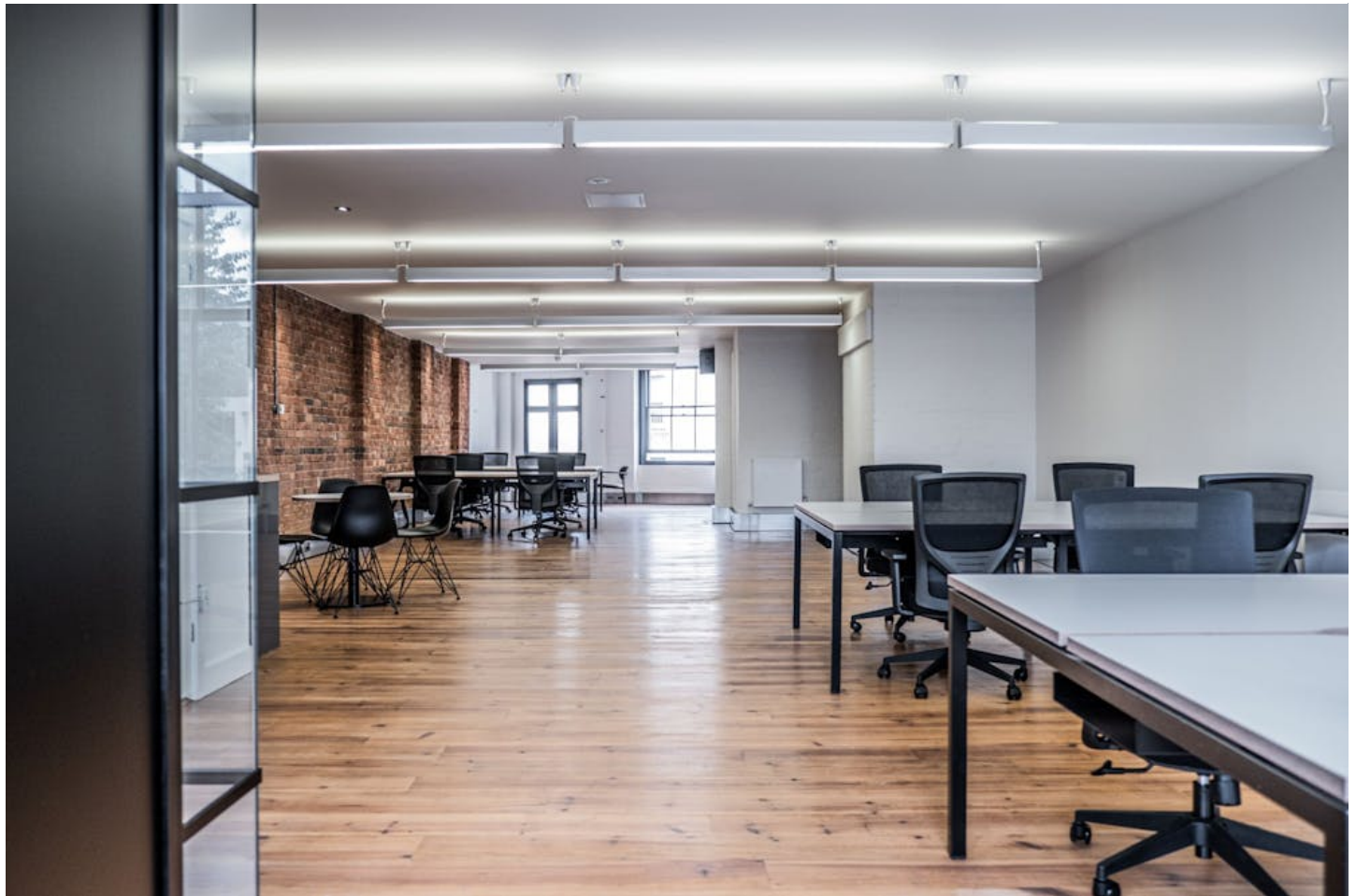


ELLIS BROWN

OFFICES TO LET

Former warehouse building in Shoreditch offering unique, flexible office space

20-22 Vestry Street, N1 7RE
1,236 - 3,890 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 22/08/2025

OFFICES TO LET

20-22 Vestry Street, N1 7RE
1,236 - 3,890 sq ft

Description

Available offices across three floors in this converted Victorian warehouse building in Shoreditch. The spaces have been refurbished, providing open plan space with good floor to ceiling heights and windows to the front and rear. The 2nd floor has been fully fitted with desks, chairs and partitioned meeting room ready for immediate occupation. Wooden flooring and exposed brickwork throughout. There is also secure bicycle storage and showers in the lower ground floor.

Location

20-22 Vestry Street is located in the heart of Shoreditch. Situated north of Old Street, the surrounding area is well connected to several transport links, vibrant bars and restaurants, including The Book Club, Blues Kitchen, Shoreditch Grind and many more.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,236	114.83	£29.50	£14.53	£5.33	£5,084.08	£61,008.96	Available
1st	1,326	123.19	£29.50	£16.28	£5.33	£5,647.66	£67,771.86	Available
2nd	1,328	123.38	£32.50	£15.12	£5.33	£5,859.80	£70,317.60	Available
Total	3,890	361.40	£30.50	£15.31	£5.33	£16,591.54	£199,098.42	

Features

- Self-contained Ground floor
- Fully fitted 2nd floor
- Stylish LED strip lighting
- Exposed brickwork
- Secure bicycle storage & showers
- Former converted warehouse building
- Excellent natural light
- Wooden flooring

EPC

On application

Terms

New flexible lease terms are available.

VAT

On application

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

Joint Agents

Jonty Robinson (Ingleby Trice)
02070293616

Francis Cundell (Ingleby Trice)
020 7029 3620

ELLIS BROWN

OFFICES TO LET

20-22 Vestry Street, N1 7RE
1,236 - 3,890 sq ft

