

**5 CALVERT
AVENUE, E2**

1,367SQ FT

ECONOMICAL LOWER GROUND OFFICE IN THE HEART OF
SHOREDITCH WITH BEAUTIFUL SHARED COURTYARD

SHOREDITCH, E2



Bus stop

ROAD CLOSED ACCESS ONLY

20





DESCRIPTION

This lower ground office, located in the heart of Shoreditch, benefits from excellent ceiling heights, fantastic transport links, and a demised kitchenette. The property also boasts access to a beautiful shared courtyard, providing a pleasant breakout space, while the generous ceiling heights enhance the sense of light and space throughout.

AMENITIES



KITCHENETTE



E CLASS USE



PRIME LOCATION



WC FACILITIES



EXCELLENT TRANSPORT LINKS



COURTYARD



GOOD FRONTAGE



WAREHOUSE STYLE FEATURES



GREAT CEILING HEIGHTS

LOWER GROUND OFFICE IN THE HEART OF SHOREDITCH



TRANSPORT

Hoxton – 8 Mins Walk



Shoreditch High St – 12 Mins Walk



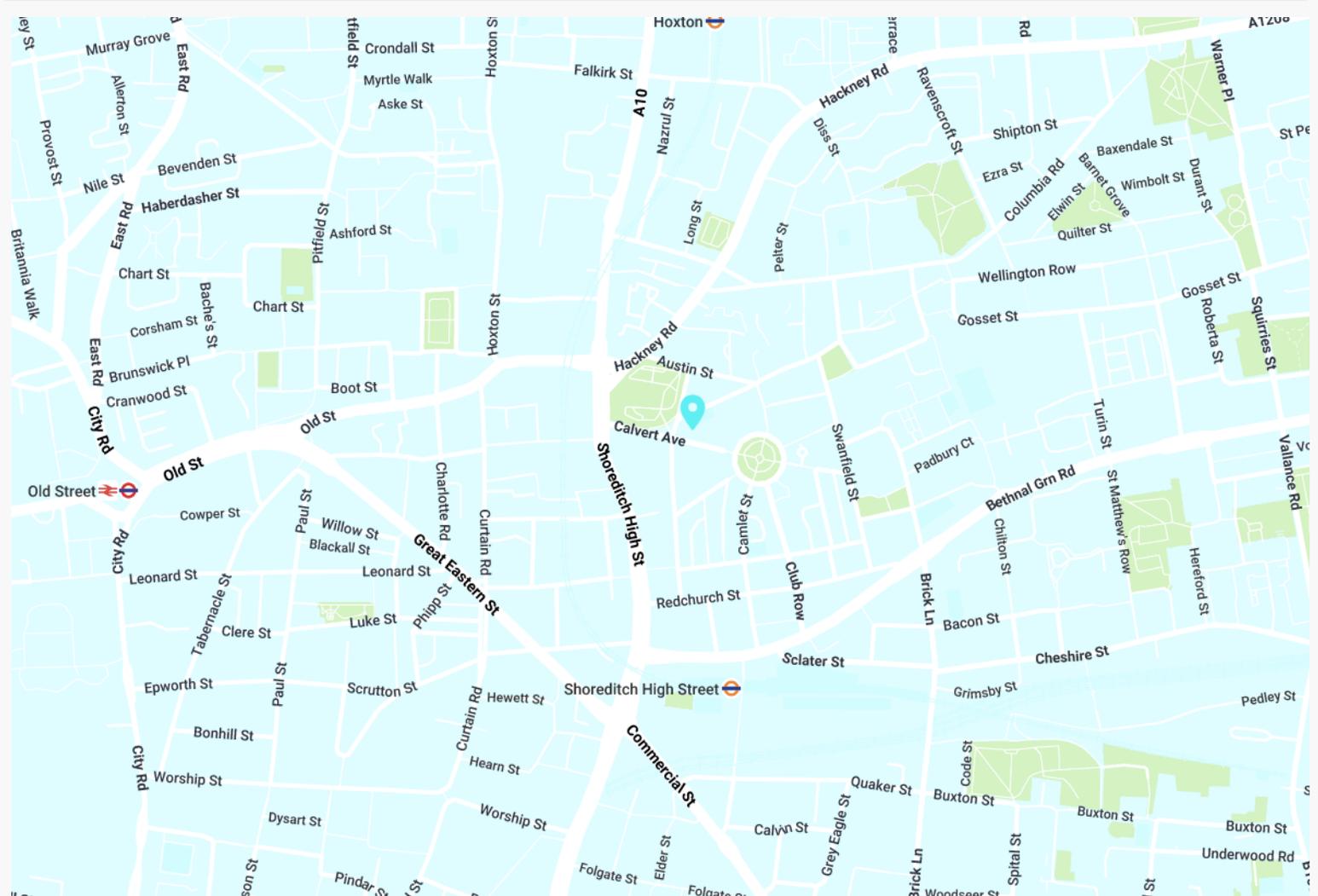
Old Street – 12 Mins Walk



AREA

Located on Calvert Avenue within the heart of Shoreditch, the premises is situated moments away from Shoreditch High Street in the heart of this vibrant trendy City fringe location. Neighboring occupiers include Shoreditch House, Tea Building, Boundary Hotel and the Boxpark retail scheme.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Lower Ground	1,367	Available	£22.50	N/A	£10.00	£3,702

LEASE

Available by way of a new lease to be contracted outside the landlord & tenant act 1954

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 not applicable.

VIEWINGS VIA SOLE AGENTS

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