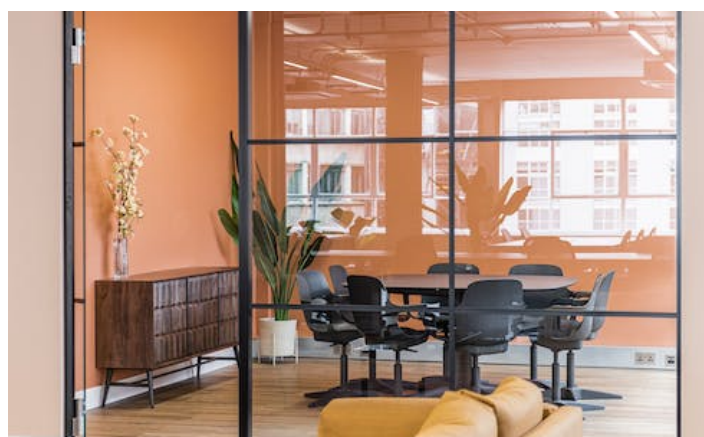


ELLIS BROWN

OFFICES TO LET

Secure courtyard development in the heart of Shoreditch offering refurbished warehouse style office space

The Old Dairy, 110 Clifton Street, EC2A 4HT
3,903 - 7,929 sq ft



Ellis Brown
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Description

The Old Dairy offers newly refurbished warehouse style space in a private courtyard location in the heart of Shoreditch. The offices have been refurbished to provide a variety of styled suites and specifications. The 2nd floor has polished concrete flooring & exposed services. All offices benefit from excellent natural daylight & great floor to ceiling height.

Location

An island development in the heart of Shoreditch, linking Scrutton Street, Clifton Street and New North Place. The building is well connected close to both Liverpool Street and Old Street stations, and walking distance to the City. You'll be spoilt for choice when it comes to choosing where to eat and drink, with Shoreditch boasting some of the trendiest eateries and bars in London.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st - Unit 8-9	4,026	374.03	£49.50	£22.89	£6.80	£26,568.25	£318,818.94	Available
2nd - Unit 15-16	3,903	362.60	£49.50	£18.17	£6.80	£24,221.37	£290,656.41	Available
Total	7,929	736.63	£49.50	£20.53	£6.80			

Features

- CAT A/CAT A + availability
- Air conditioning
- Cool shoreditch style accommodation
- Newly refurbished
- Suspended LED lighting
- Fully accessible raised floors
- Secure courtyard development
- Communal courtyard space with coffee offering

EPC

On application

Terms

New flexible lease terms by arrangement.

VAT

On application

Contact

Tom Latham
07398 010 223
tlatham@ellisbrowncommercial.com

James Taylorson
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jtaylorson@ellisbrowncommercial.com

Joint Agents

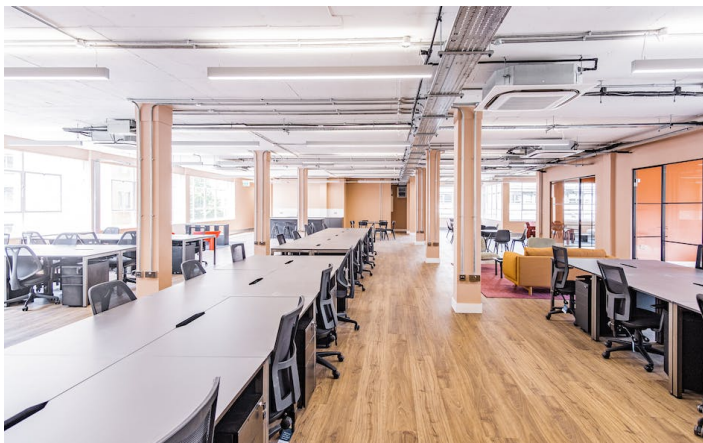
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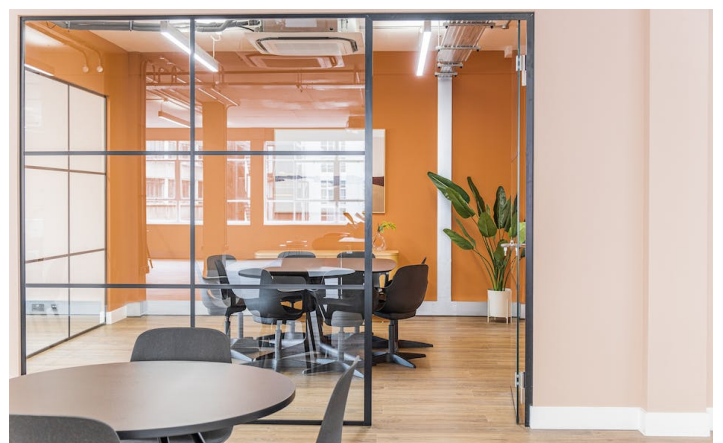
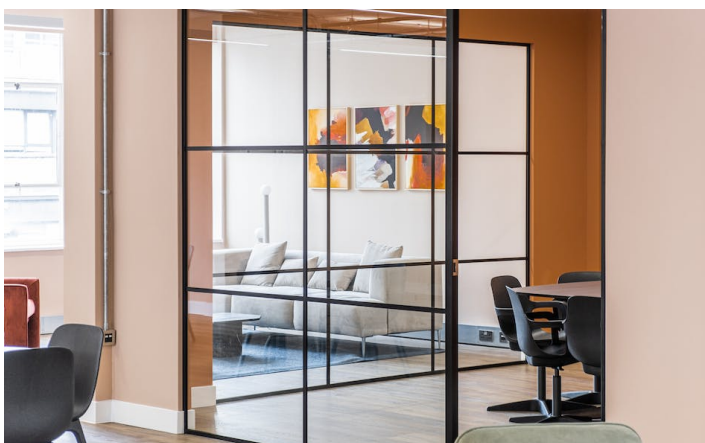
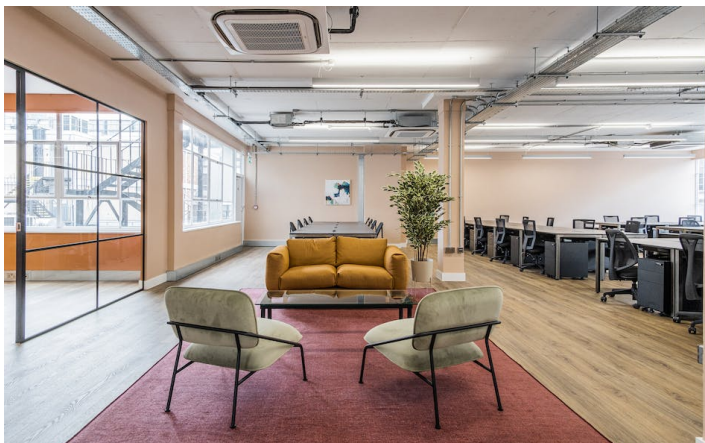
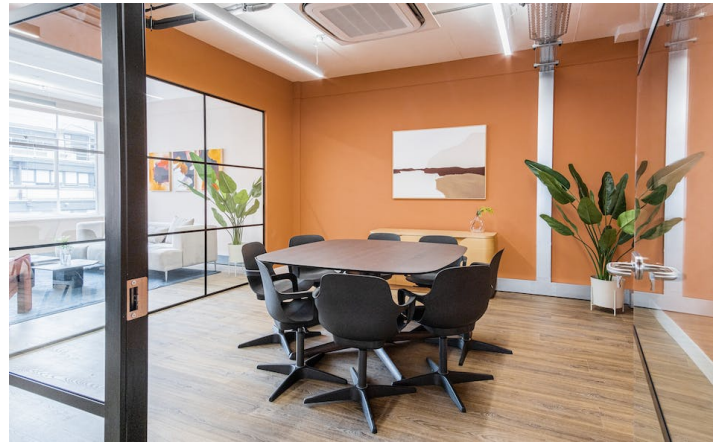
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