

Location

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

Transport

Old Street Station (4 mins)

Hoxton Station (16 mins)

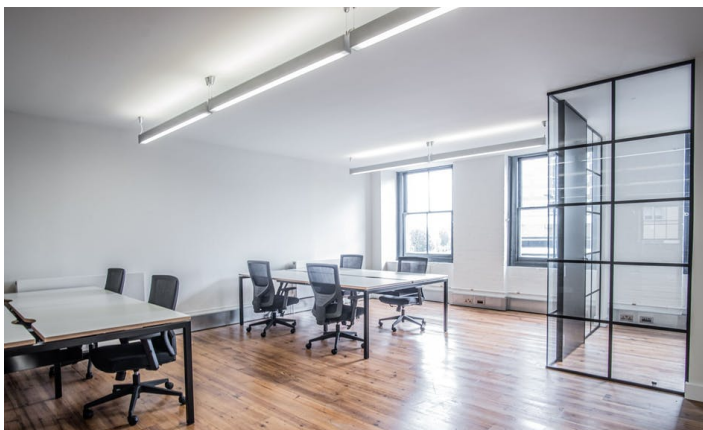
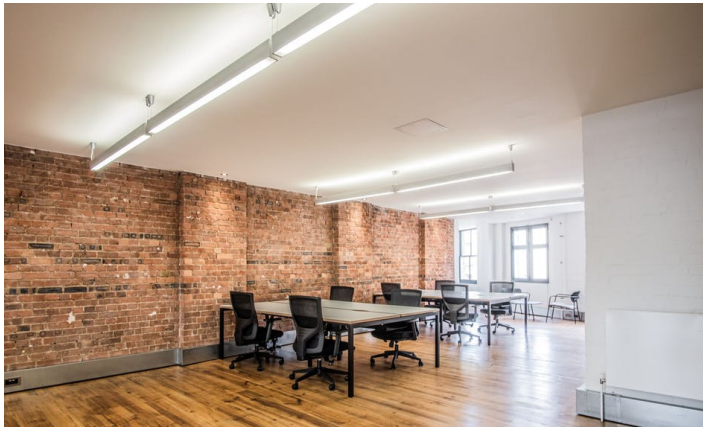
Shoreditch High Street Station (18 mins)

Description

Available offices on the ground, 1st & 2nd floors of this converted Victorian warehouse building in Shoreditch. The offices have been newly refurbished, providing high quality open plan space with good floor to ceiling heights and windows to the front and rear. Wooden flooring and exposed brickwork throughout. There is also secure bicycle storage and showers on the lower ground floor.

OFFICES TO LET

20-22 Vestry Street, N1 7RE / 1,236 - 5,251 sq ft



Features

Available fully furnished or CAT A
Stylish LED strip lighting
Exposed brickwork
Secure bicycle storage & showers
Former converted warehouse building
Excellent natural light
Wooden flooring

Floor Space

Ground	1,236 sq ft / 114.83 sq m
1st	1,326 sq ft / 123.19 sq m
2nd	1,328 sq ft / 123.38 sq m
3rd	1,361 sq ft / 126.44 sq m
Total	5,251 sq ft / 487.83 sqm

Service Charge

£3.26 per sq ft

Business Rates

£14.50 per sq ft

Interested parties should confirm the business rates with the London borough of Hackney.

Terms

New flexible lease terms are available.

Rent

£49.50 per sq ft

Contact

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