BELCOR

# 74 GREAT EASTERN STREET, EC2

738- 1,478 SQ FT
FULLY FITTED CHARCTERFUL OFFICE SPACE TO RENT IN
SHOREDITCH, EC2



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EC2

## DESCRIPTION

Newly refurbished workspaces in the heart of Shoreditch with excellent natural light, characterful features, windows on both sides, and a fitted kitchenette in each space. The common areas have been redecorated to a high standard, and the property is just minutes from Old Street Station, with Shoreditch High Street Overground a 10-minute walk away. Great Eastern Street also benefits from a wide range of nearby cafés, restaurants, bars, and leisure facilities.

## AMENITIES




## CHARACTERFUL SELF-CONTAINED OFFICE SPACE









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## TRANSPORT

**Shoreditch High Street** – 6 Mins Walk

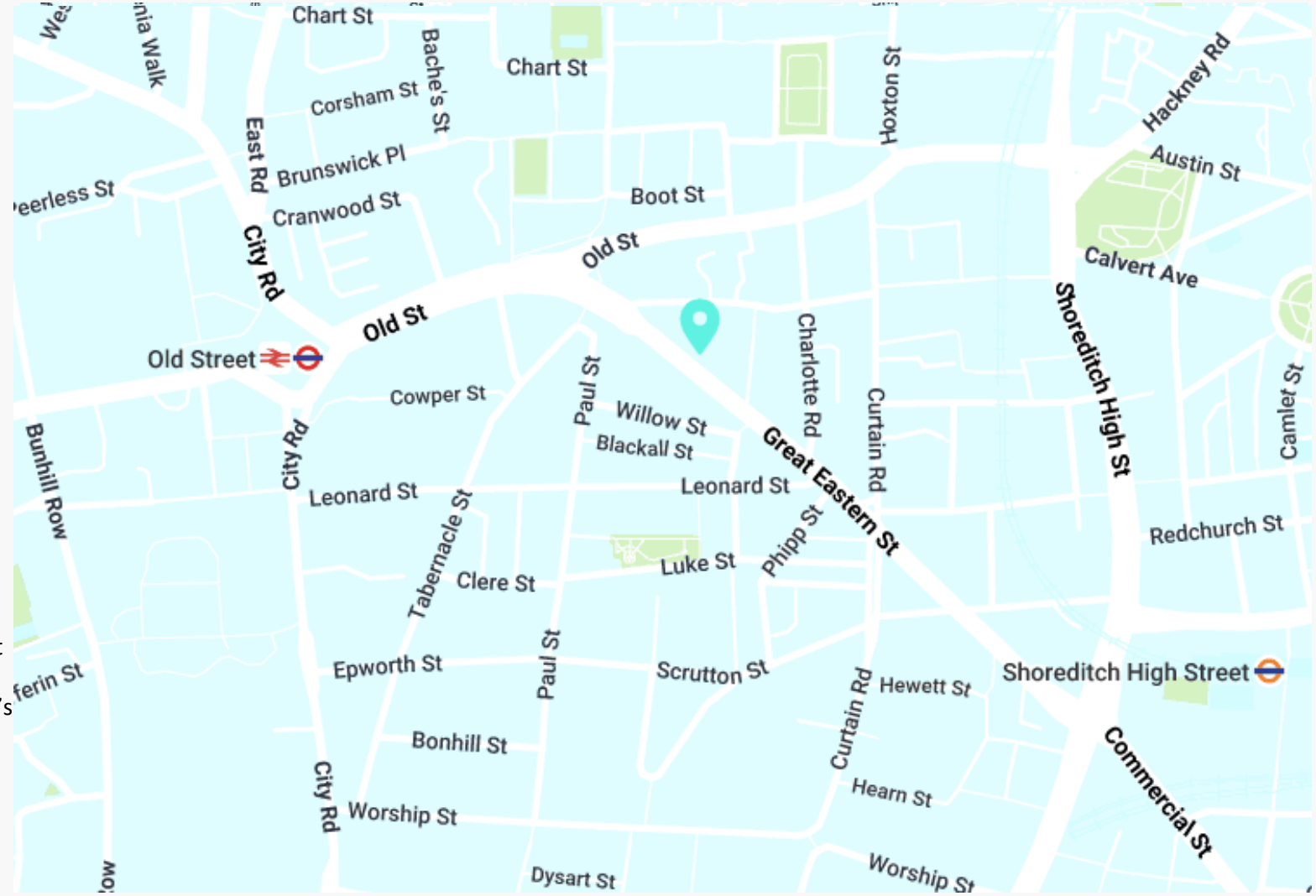
**Old Street**– 6 Mins Walk

**Liverpool Street** – 15 Mins Walk

## AREA

Located in the heart of Shoreditch, the building occupies a prominent position within the 'Shoreditch Triangle'. It enjoys excellent connectivity, being adjacent to Shoreditch High Street Station and a short walk from Liverpool Street and Old Street stations. The area remains one of London's most vibrant hotspots, home to niche retailers, trendy restaurants, bars, private members' clubs, new hotels, and residential developments.

## LOCATION



# AVAILABILITY

| UNIT | SIZE (SQ.FT) | STATUS | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|---|---|---|---|---|---|---|
| 2nd Floor | 740 | Available | £35.00 | £17.00 | £13.00 | £4,008 |
| 4th Floor | 738 | Available | £35.00 | £17.00 | £13.00 | £3,998 |
| Total | 1,438 | Available | £35.00 | £17.00 | £13.00 | £7,789 |

## LEASE

Available by way of new lease to be contracted outside of the Landlord and 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 applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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# VIEWINGS VIA JOINT SOLE AGENTS

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