

**131 SHOREDITCH HIGH  
STREET,  
E1**

1,076 SQ FT

PRIME SHOREDITCH FULLY-FITTED OFFICE TO RENT  
SHOREDITCH, EC2



NDG • BURGERS • BEER • SPORTS

AIDA

STARBUCKS

FRANKIE  
CO

WELLS & COMPANY

COMMERCIAL



## DESCRIPTION

This fully self-contained office is located on the second floor, occupying a prime position on Shoreditch High Street.

The unit boasts excellent street presence and offers a stylish, contemporary fit-out. It's surrounded by a vibrant mix of independent coffee shops and bars. Additional features includes a meeting room, impressive ceiling heights, a fully fitted kitchen and demised toilets.

## AMENITIES



MEETING ROOMS



EXCELLENT NATURAL LIGHT



E CLASS USE



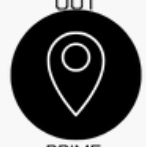
DESIGN LED FIT-OUT



KITCHENETTE



FULLY FITTED



PRIME LOCATION



WC FACILITIES



EXCELLENT TRANSPORT LINKS

## PRIME SHOREDITCH FULLY-FITTED OFFICE SPACE FOR RENT



## TRANSPORT

Shoreditch High St – 6 Mins Walk



Old Street – 10 Mins Walk



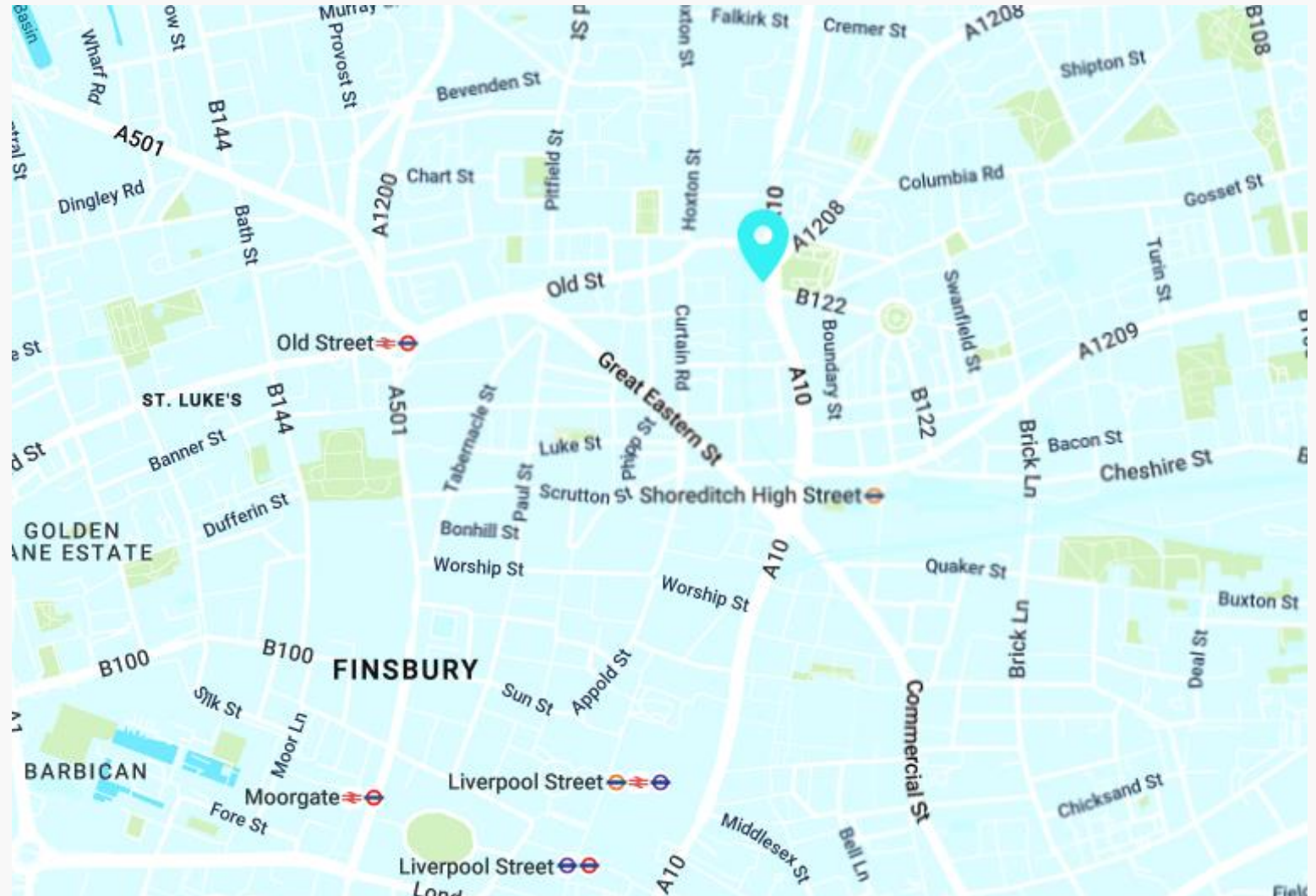
Liverpool Street – 12 Mins Walk



## AREA

The premises are ideally situated on the west side of Shoreditch High Street, between Old Street and Rivington Street, right on the edge of the vibrant Shoreditch Triangle. With Boxpark, Redchurch Street, and an array of cafés, restaurants, and shops nearby, this is a highly desirable location for any company looking to be in the heart of Shoreditch.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2nd	1,076	Available	£39.50	£17.39	£8.75	£5,885.72

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

### 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.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA SOLE AGENTS

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## BELCOR

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