

**70 CLIFTON
STREET, EC2**

2,028 SQ FT

PRIME SHOREDITCH CONVERTED WAREHOUSE

OFFICE/STUDIO

SHOREDITCH, EC2





DESCRIPTION

Comprising 2,028 sq ft this 2nd floor self-contained office benefits from excellent natural light, air conditioning, and exception transport links.

70 Clifton Street provides prospective occupiers the chance to turn a true blank canvas into your own. This unit would be of particular interest to creative and artistic occupiers looking for a light, bright, and efficient space.

AMENITIES



AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



PRIME
LOCATION



E CLASS USE

SELF-CONTAINED WAREHOUSE STYLE OFFICE BUILDING





TRANSPORT

Liverpool Street- 5 mins



Old Street- 5 mins



Moorgate - 7 mins

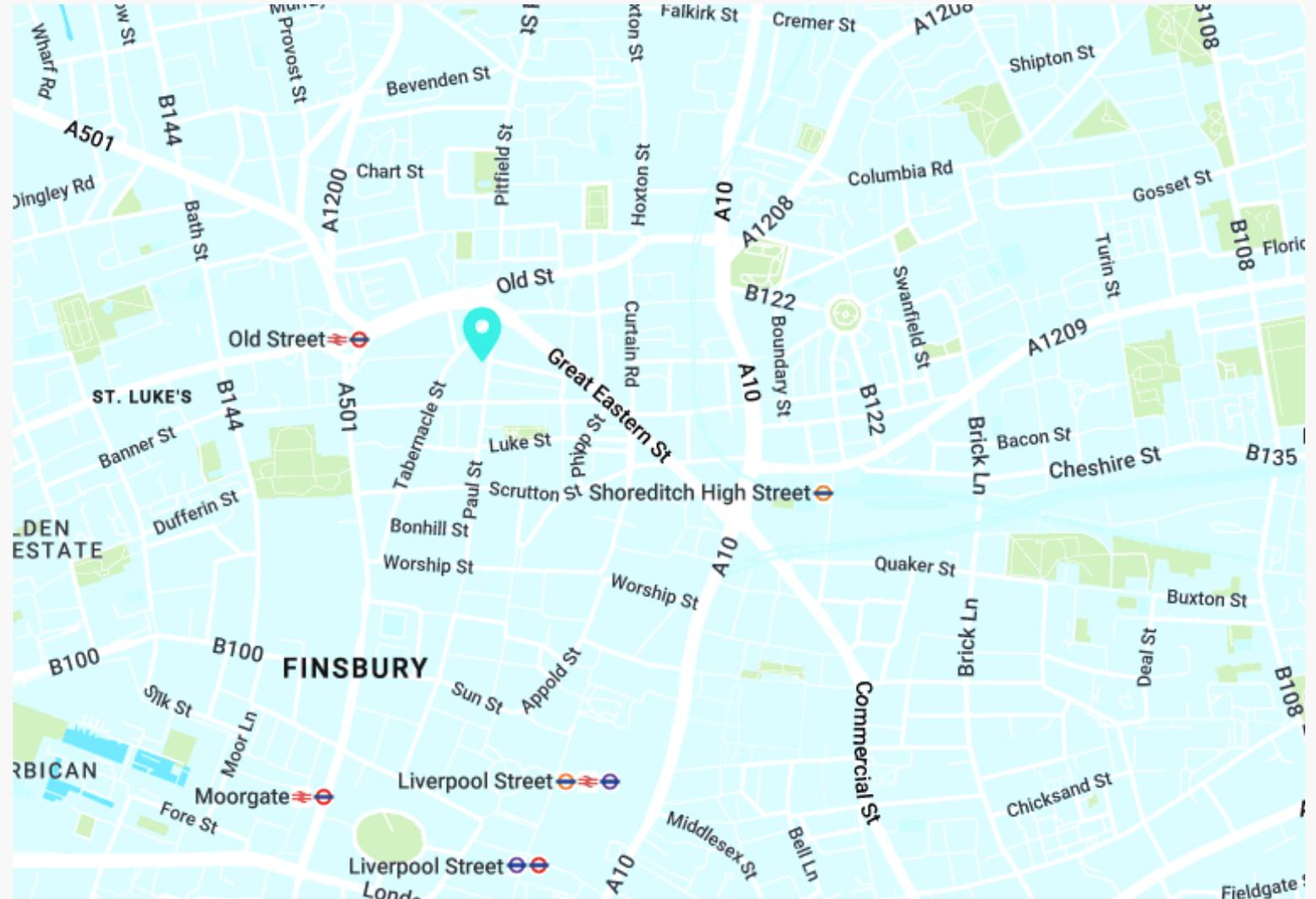


AREA

Located on Clifton Street, just a few minutes walk from both Liverpool Street and Old Street stations.

Transport links are excellent and soon to be further improved with the opening of Crossrail, the location provides quick and easy access to the East and West End and the City.

LOCATION



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 nd Floor	2,028	Available	£15.00	£20.58	£5.50	£6,942

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 office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA SOLE JOINT AGENTS

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