Commercial Office Space
1,555 sq. ft. / 144.5 sq. m.
Self-contained ground floor suitable as an office or showroom

TO LET

4 Ravey Street, Shoreditch, London EC2A 4QP



LOCATION

The property is situated on Ravey Street, just off Great Eastern Street in the heart of one of London's most vibrant and creative neighbourhoods, with exceptional amenities on the doorstep. Shoreditch has an ever-evolving collection of acclaimed restaurants, independent cafes, street food markets and lively bars.

TRANSPORT

Old Street (Northern Line & National Rail)
Liverpool Street (Elizabeth line, Underground, Overground & National Rail)
Shoreditch High Street (Overground)

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DESCRIPTION

The premises is self-contained with a fully glazed frontage providing excellent branding opportunities. This will appeal to both showroom and office occupiers.

The space has been created with interior design at the forefront and benefits from large skylights as well as exposed brickwork and wood flooring.

AMENITIES

- Self-contained ground floor premises
- High ceilings & skylights
- Air conditioning & gas central heating
- Track lighting
- Glazed meeting room
- Fitted kitchen
- 3x WCs
- DDA compliant
- Roller shutter & alarm fitted

APPROXIMATE NET INTERNAL FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Ground	1,555	144.5

LEASE

New flexible lease terms are available.

RENT

Per Annum	Per sq. ft.
£82,500	£53.00

BUILDING INSURANCE

Approximately:

Per Annum	Per sq. ft.
£2,000	£1.28

BUSINESS RATES

Per Annum	Per sq. ft.
£35,040	£22.53

Interested parties are expected to contact the London borough of Hackney to verify these figures.

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£119,540	£9,961.66

PLEASE CONTACT

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FLOOR PLAN

