

**fisher  
german**

# 5-9 Long Street

Shoreditch

London, E2 8GS

Ground Floor - Self Contained  
Newly Refurbished  
Media Style Office

1,129 Sq.ft (104.89 Sq.m)



Indicative fitout

**To Let** | £37.50 psf + VAT



\*Indicative fitout

## Key information



### Rent

£37.50 (per sq ft  
pa excl)



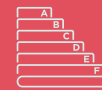
### Service Charge

£2.10 (per sq ft (ye  
April 2027)



### Business Rates

£16.50 (per sq ft (ye  
April 2027)



### EPC Rating

A

## 5-9 Long Street

1,129 Sq.ft (104.89 Sq.m)

### Location

Long Street is located in-between Hoxton & Shoreditch High Street in one of the most popular areas in London. Adjacent to Long Street is Shoreditch High Street & Hackney Road which are lined with restaurants, cafes, bars.

The area is highly sought after by creative, digital & tech driven people and companies.

### Description

A newly refurbished ground floor studio which includes meeting room, kitchenette, Cat 6 hyper optic cabling, perimeter and floor data, power points, air conditioned and timber flooring.

Furniture is available on request. The units also benefit from being fully self-contained with glazed frontage.

## Amenities



Kitchenette



Timber  
Floors



Natural  
Light



Showers



Full DDA  
Compliance



Comfort  
Cooling &  
Heating

## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Rent

£37.50 per sq ft pa excl.

### Business Rates

Estimated at £16.50 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

### Service Charge

The current on account service charge is £2.10 per sq ft excl.

### EPC

The EPC rating is A.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

### Viewings

Strictly by prior arrangement with the joint sole agents Fisher German LLP, or Belcor



## Accommodation

The approximate Net Internal Area comprises:

Floor	Sq.ft	Sq.m
Ground - Unit 7B	1,129	104.89
<b>TOTAL</b>	<b>1,129</b>	<b>104.89</b>



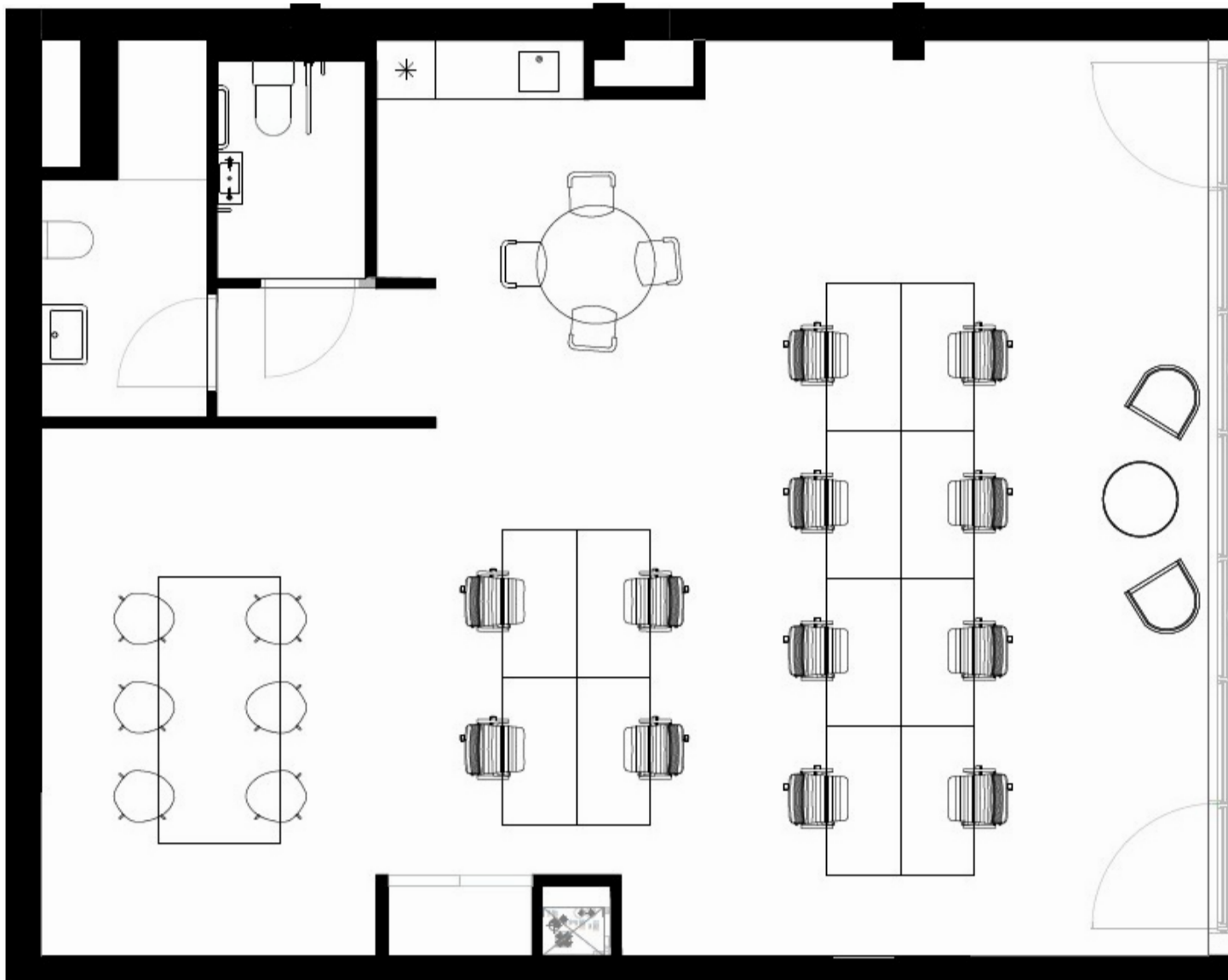
\*Indicative fitout



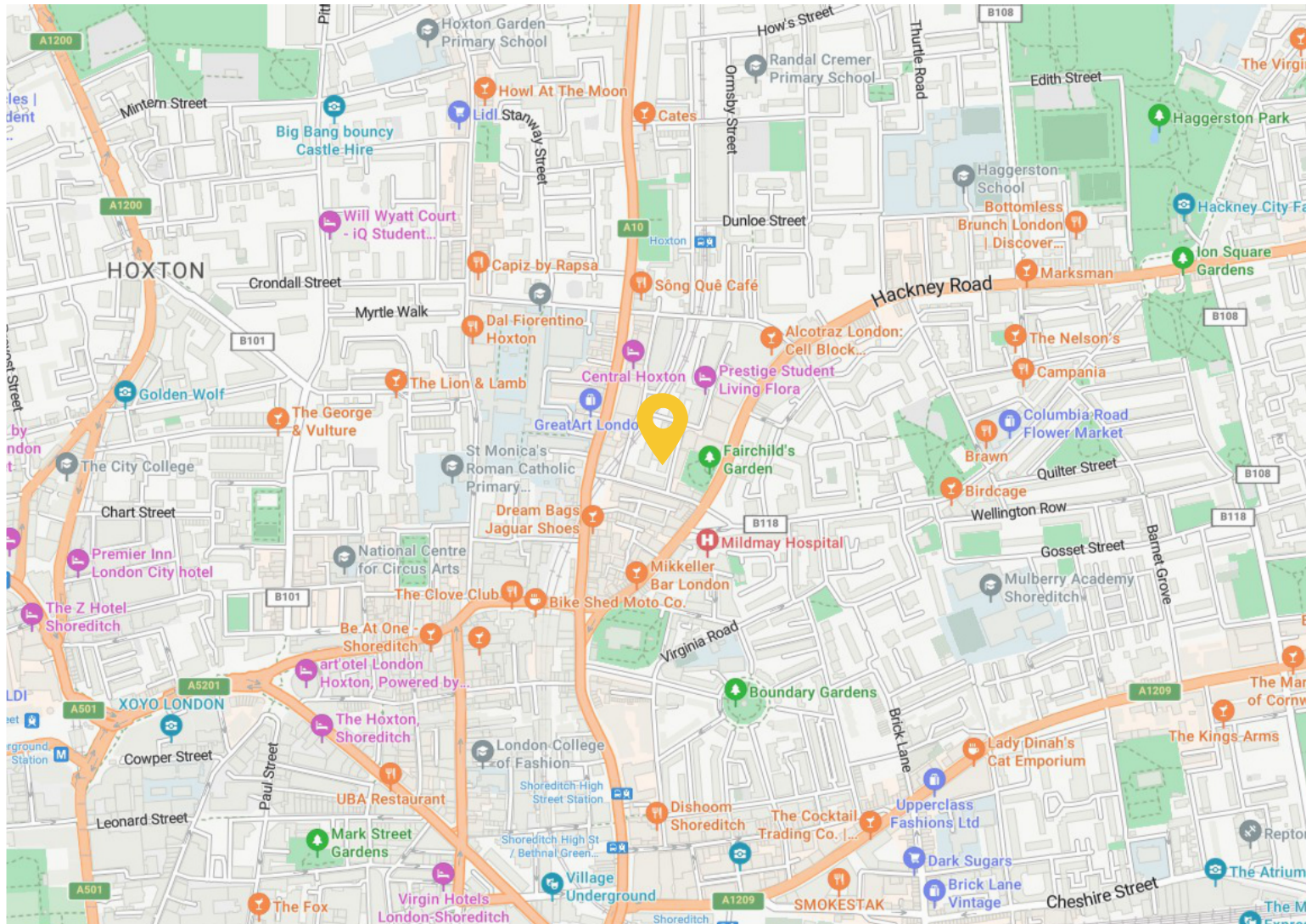
\*Indicative fitout



Floorplan - Unit 7B



## Location Map



### Location

Address: 5-9 Long Street,  
Shoreditch, London E2 8GS

What3words: ///grand.twigs.rungs

### Nearest Station

Hoxton: 7 min walk

Shoreditch High Street: 12 min walk

Old Street: 14 min walk

## Contact us



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Particulars date April 2026. Photographs dated 2025.



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