

# 2 LONG STREET E2

1,054 SQ. FT.  
GROUND FLOOR MEDIA STYLE OFFICE  
SHOREDITCH, E2





## DESCRIPTION

Occupying the ground floor of a well-positioned mixed-use development, the newly refurbished premises offer excellent 4m ceiling heights, convenient loading access, and newly installed kitchenette and WC facilities, making it ideal for a range of commercial uses .

## GROUND FLOOR MEDIA STYLE OFFICE



## AMENITIES



KITCHENETTE



E CLASS USE



PRIME  
LOCATION



WC FACILITIES



EXCELLENT  
TRANSPORT LINKS



EXCELLENT  
NATURAL LIGHT



24 HOUR ACCESS



OPEN PLAN



GREAT CEILING  
HEIGHTS



## TRANSPORT

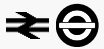
Hoxton – 8 Mins Walk



Shoreditch High St – 12 Mins Walk



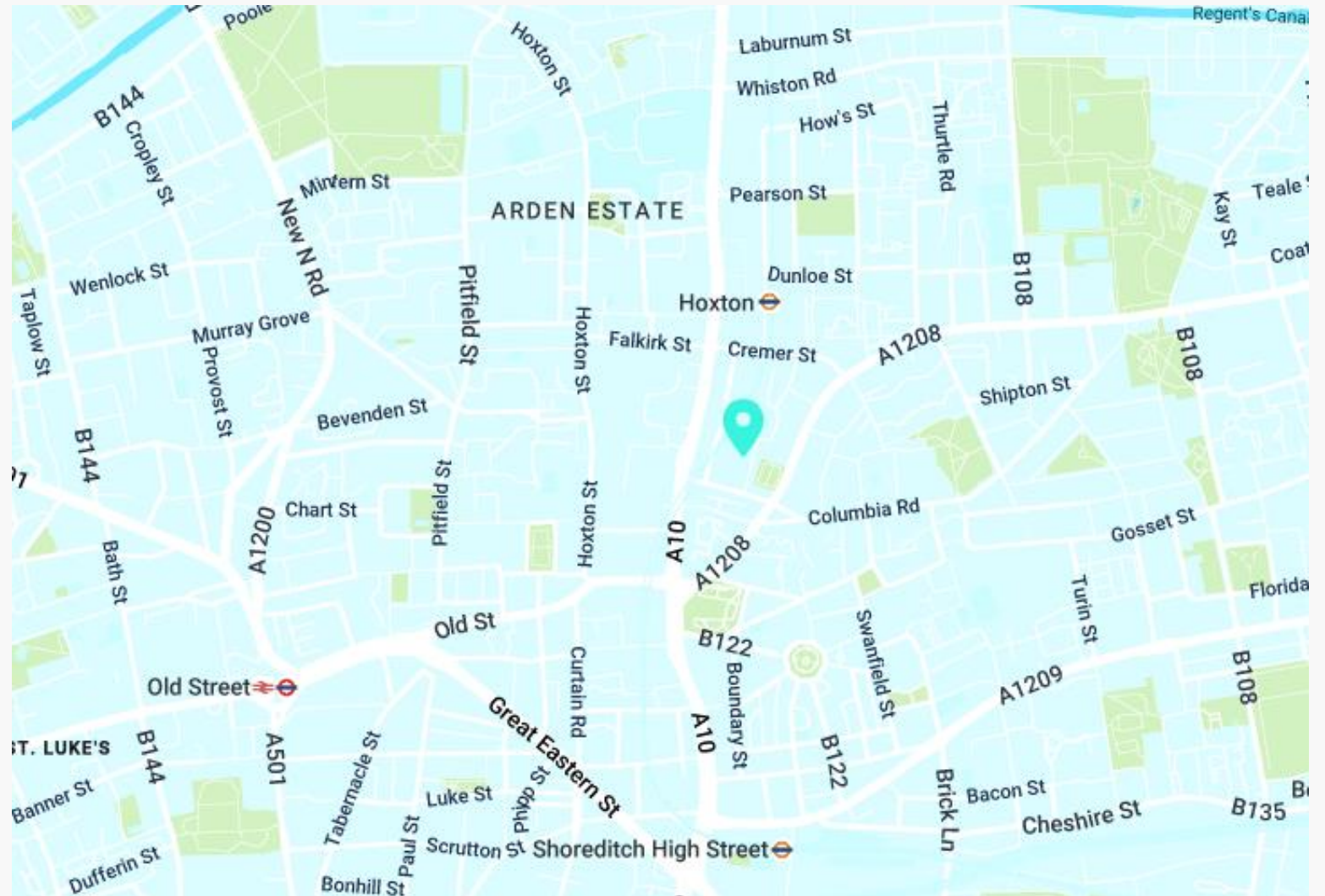
Old Street – 12 Mins Walk



## AREA

Located between Kingsland Road and Hackney Road in this sought after Shoreditch location surrounded by a host of bars & restaurants and some of the leading commercial occupiers in the City Fringe. The property is within a 5-minute walk of Hoxton Station and within close proximity to Old Street Roundabout and Shoreditch High Street Station.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICCE CHARGE (PSF)	TOTAL (PCM)
Ground	1,054	Available	£35.00	£16.00	TBC	£4,479

### LEASE

Available by way of a new lease to be contracted outside the landlord & 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 not applicable.

# VIEWINGS VIA SOLE AGENTS

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