

# SHOREDITCH WORKSHOPS, E2

1,129 SQ FT

SELF-CONTAINED NEWLY REFURBISHED  
MEDIA STYLE OFFICE  
SHOREDITCH, E2



Permitted  
parking  
7:30 am - 6:30 pm  
on 11/06/2019





## DESCRIPTION

A newly refurbished ground floor studio which includes glazed 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



NEWLY  
REFURBISHED



DESIGN LED FIT-  
OUT



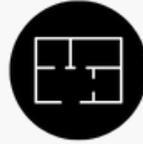
EXCELLENT  
TRANSPORT LINKS



24 HOUR ACCESS



MEETING ROOMS



OPEN PLAN



SELF-CONTAINED



AIR  
CONDITIONING



PRIME  
LOCATION

## SELF-CONTAINED REFURBISHED MEDIA STYLE OFFICES





## TRANSPORT

Hoxton - 7 mins



Shoreditch High Street – 12 mins



Old Street – 14 mins

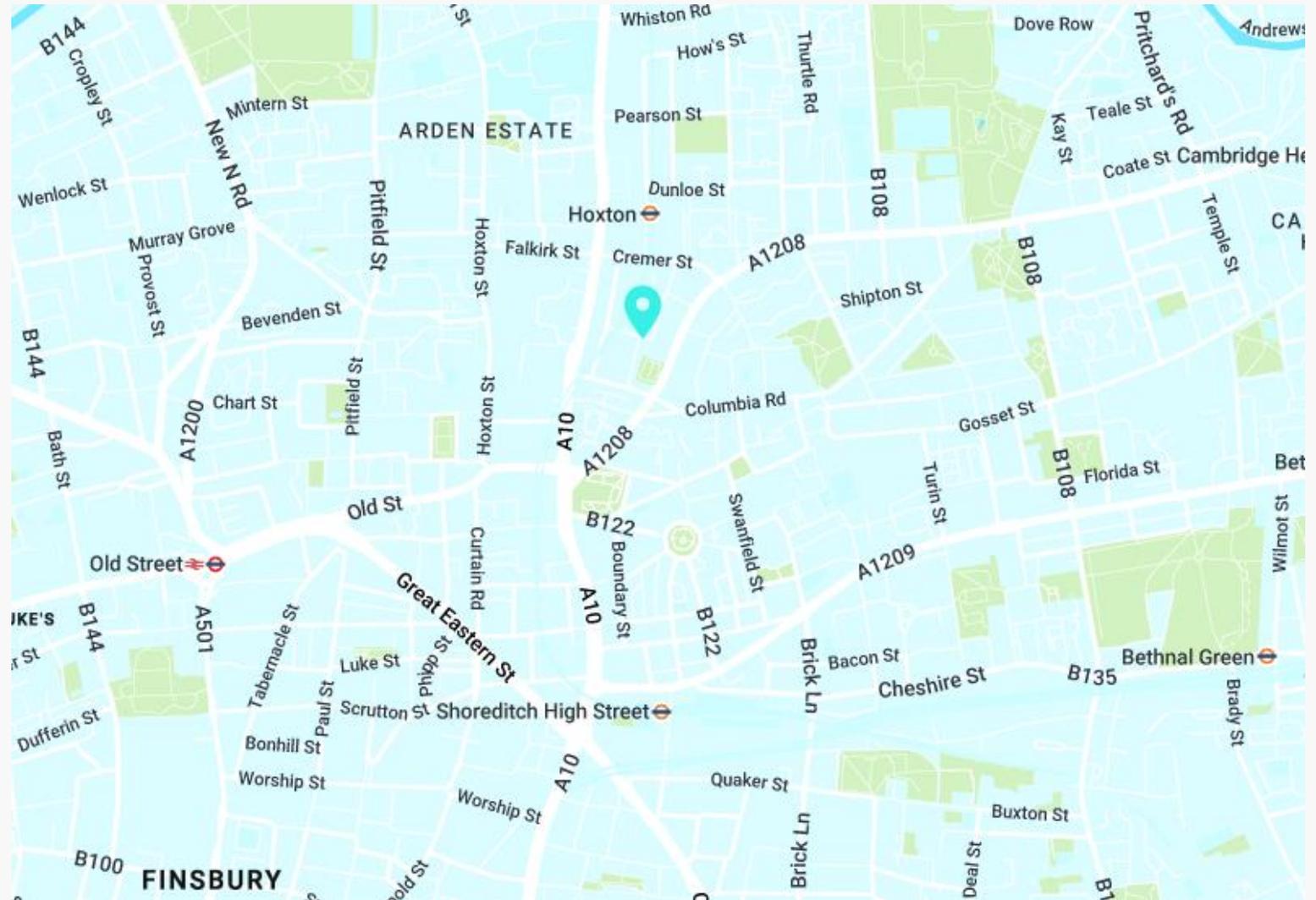


## AREA

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.

## LOCATION



## AVAILABILITY

| UNIT | SIZE (PSF) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) | MANAGED |
|------|------------|-----------|------------|-------------|----------------------|-------------|---------|
| 7b   | 1,129      | Available | £42.50     | £16.50      | £2.10                | £5,748      | TBC     |

### 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 JOINT SOLE AGENTS

## **BELCOR**

020 7375 3444  
agency@belcor.london  
www.belcor.london

## **FISHER GERMAN**

020 7747 3142  
www.fishergerman.co.uk

## **TEAM**



**DANIEL JACKSON**  
**AGENCY**  
dj@belcor.london  
07725 203 254



**JACOB DOBRIN**  
**AGENCY**  
jacob@belcor.london  
07956 195 700

**020 7375 3444**  
**www.belcor.london**