

ELLIS BROWN

OFFICE TO LET

Thoughtfully refurbished creative studio on the 1st floor of former warehouse building in prime Shoreditch location.

140 Shoreditch High Street, E1 6JE
1,010 sq ft



Ellis Brown
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Description

The office is situated on the 1st floor of a former warehouse building above the fashionable retailer Carhartt. The floor has been refurbished recently to a high specification including new air conditioning, contemporary black track LED lighting and LED strip lights, new kitchenette and a raised engineered timber floor including floor boxes. The office is design-led and the colour scheme flows seamlessly throughout, making this the perfect home for a creative studio.

Location

The building is located on the western side of Shoreditch High Street near the intersection with Rivington Street. Old Street station is less than 7 minutes walk away (Northern Line & National Rail services). Shoreditch High Street station is less than 5 minutes walk (Overground) and Liverpool Street Station is around 12 minutes walk (Central, Elizabeth, Circle, Hammersmith & City, Metropolitan, Overground and National Rail services).

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st	1,010	93.83	£29.50	£18.71	£4.20	£4,411.18	£52,934.10	CAT B	Available
Total	1,010	93.83	£29.50	£18.71	£4.20	£4,411.18	£52,934.10		

Features

LED strip & track lighting
Raised engineered timber flooring
New air conditioning
Sleek contained kitchenette
Plentiful natural light

EPC

C

Terms

On application

VAT

On application

Contact

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