

Commercial Office Space

1,546 sq. ft. / 143.62 sq. m.

**Fully fitted office space available for immediate occupation**

# TO LET

**176-179 Shoreditch High Street, London E1 6HU**



## LOCATION

Located on the corner of Shoreditch High Street and New Inn Yard, the office is moments from Shoreditch House and BOXPARK. Shoreditch High Street Overground Station is on the doorstep and both Old Street and Liverpool Street Stations are within 10 minutes walking distance. You are spoiled for choice when it comes to bars, restaurants, independent coffee house, hotel and leisure facilities.

## TRANSPORT

Shoreditch High Street (Overground)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Old Street (Northern line and National Rail)

Various bus routes

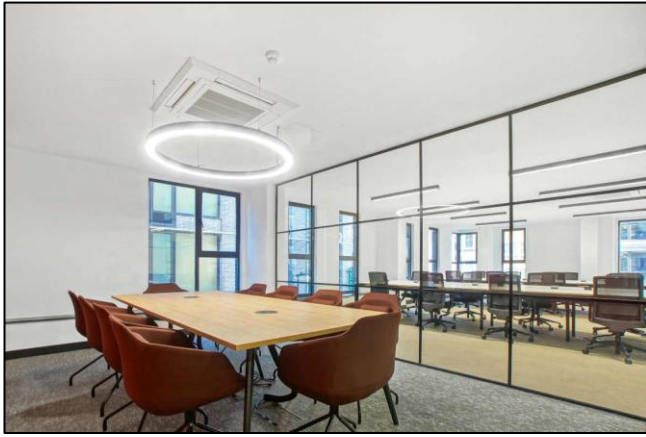
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**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

This first floor office provides fully fitted space. The space benefits from excellent natural daylight as well as a large meeting room, kitchenette, WCs and a shower with comfort cooling throughout.

## AMENITIES

- Newly refurbished communal areas
- Large meeting room
- Fully cabled raised access floor
- Fibre connected
- Comfort cooling throughout
- Openable windows
- Kitchenette
- New WCs
- Cycle storage
- Passenger lift
- Fob access
- Video entryphone

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	1,546	143.62

## LEASE

New flexible lease available direct from the freeholder.

## RENT

Floor	Per Annum*	Per sq. ft.*
First	£81,165	£52.50

## SERVICE CHARGE

Floor	Per Annum*	Per sq. ft.*
First	£5,936.64	£3.84

## RATES

Rates payable from 1<sup>st</sup> April 2023 are:

Floor	Per Annum	Per sq. ft.
First	£27,392.00	£17.72

Interested parties are expected to verify these figures through the VOA or London Borough of Hackney.

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
First	£114,494	£9,541

## PLEASE CONTACT

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\*Rent & Service Charge are exclusive of VAT