

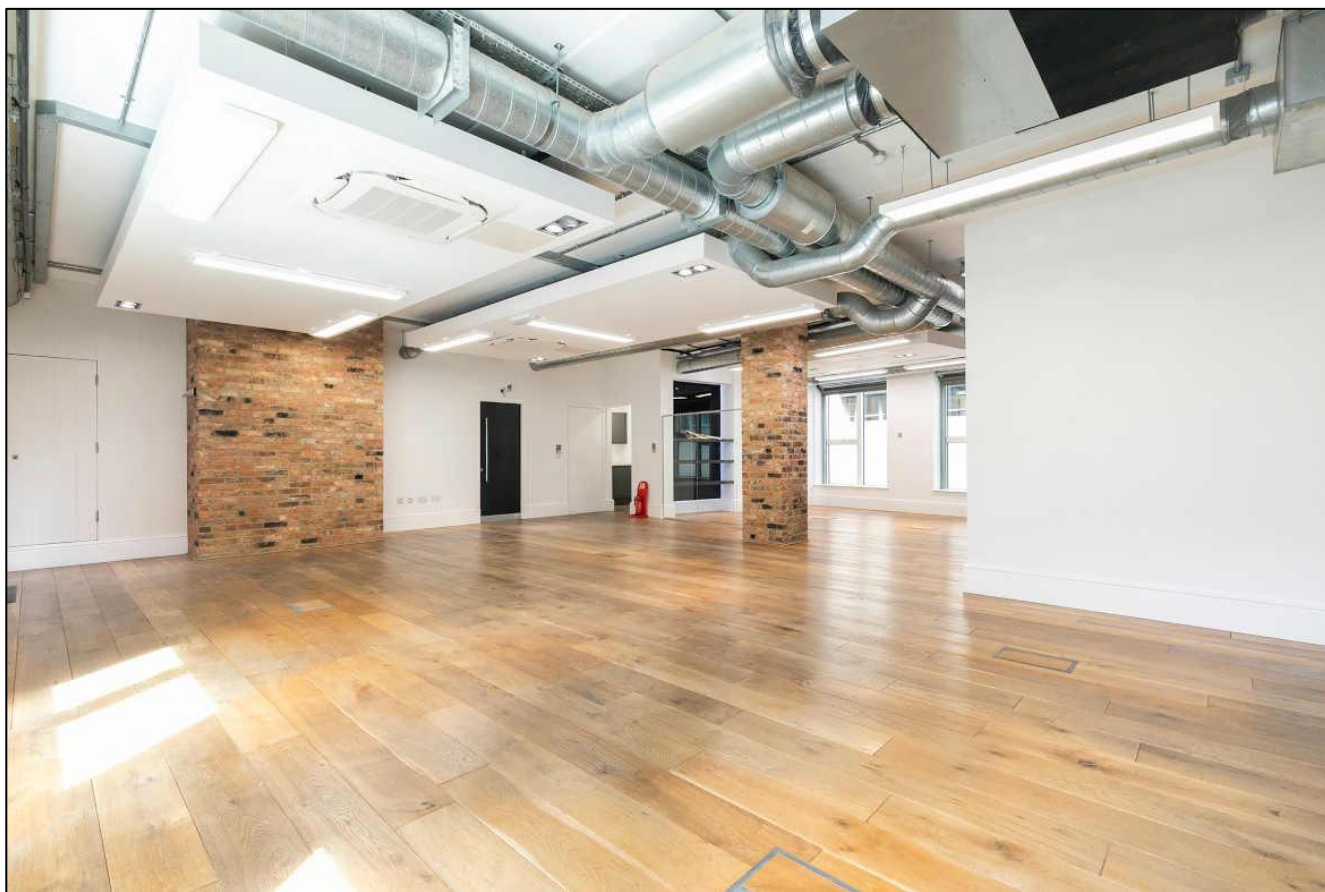
Commercial Office Space

1,145 sq. ft. / 106.4 sq. m.

Self-contained office to let in prime Shoreditch location

TO LET

6 Motley Avenue, London EC2A 4SU



LOCATION

6 Motley Avenue is located with a courtyard accessed from Christina Street. The courtyard is nicely tucked away from the bustling streets of Shoreditch but all the amenities of Shoreditch are immediately accessible. Local amenities are excellent and there are too many to list but suffice to say that you will be spoilt for choice when it comes to coffee shops, cafés, bars and restaurants, hotels, gyms and much more. Transport links are also excellent.

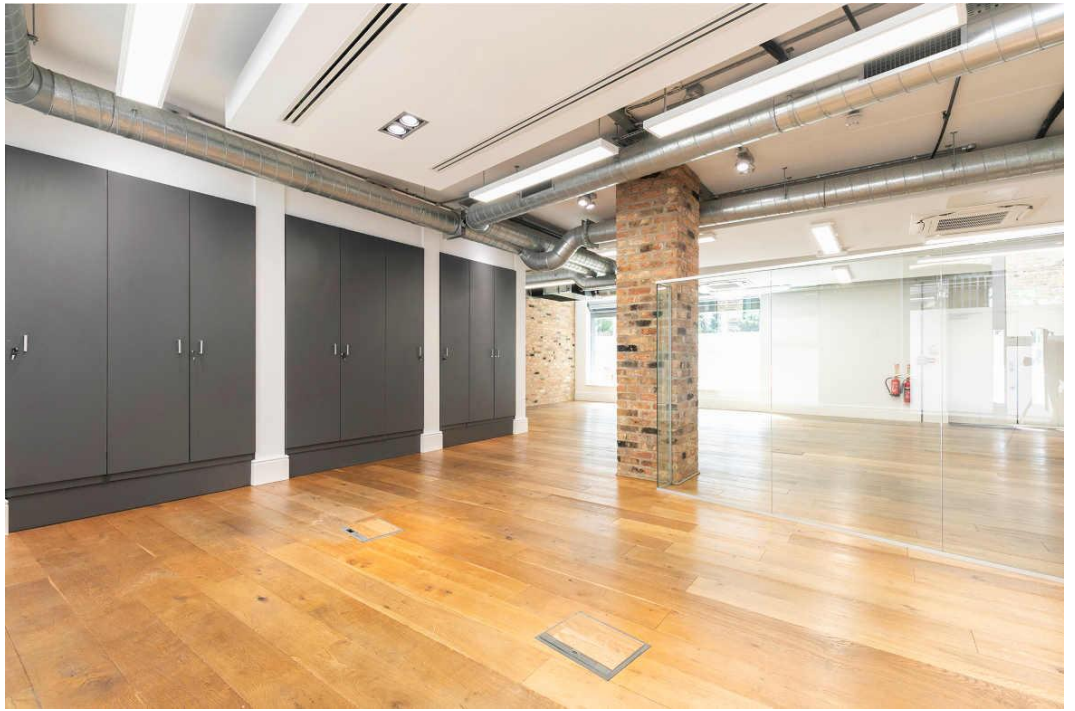
TRANSPORT

Shoreditch High Street (Overground and National Rail)

Old Street (Northern line and National Rail)

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

Various bus routes





DESCRIPTION

6 Motley Avenue is a modern building that provides self-contained and open plan office space. The office also has a meeting room / private office, kitchenette and W/C.

The office is air conditioned with wooden flooring, exposed brickwork and windows on both front and rear elevations which provide excellent natural daylight and branding opportunities.

The office will be of interest to office and showroom occupiers.

There is a separate lower ground floor unit of 3,929 sq. ft. available within the building.

AMENITIES

- Self-contained office
- Cycle storage
- Excellent natural daylight
- Wooden flooring
- Exposed brickwork
- Air conditioning
- Security shutters
- Kitchenette
- W/C

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,145	106.4

LEASE

New full repairing and insuring lease is available for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£45,227.50	£39.50

RATES

The estimated rates payable for the current year are approximately:

Per Annum	Per sq. ft.
£20,334.25	£17.76

Interested parties are expected to satisfy themselves in respect of business rates obligations, either through the VOA or London Borough of Hackney.

SERVICE CHARGE & INSURANCE

Per Annum	Per sq. ft.
£6,678	£5.83

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£72,240	£6,020

VAT

The property is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Alfie Newton
anewton@antonpage.com