

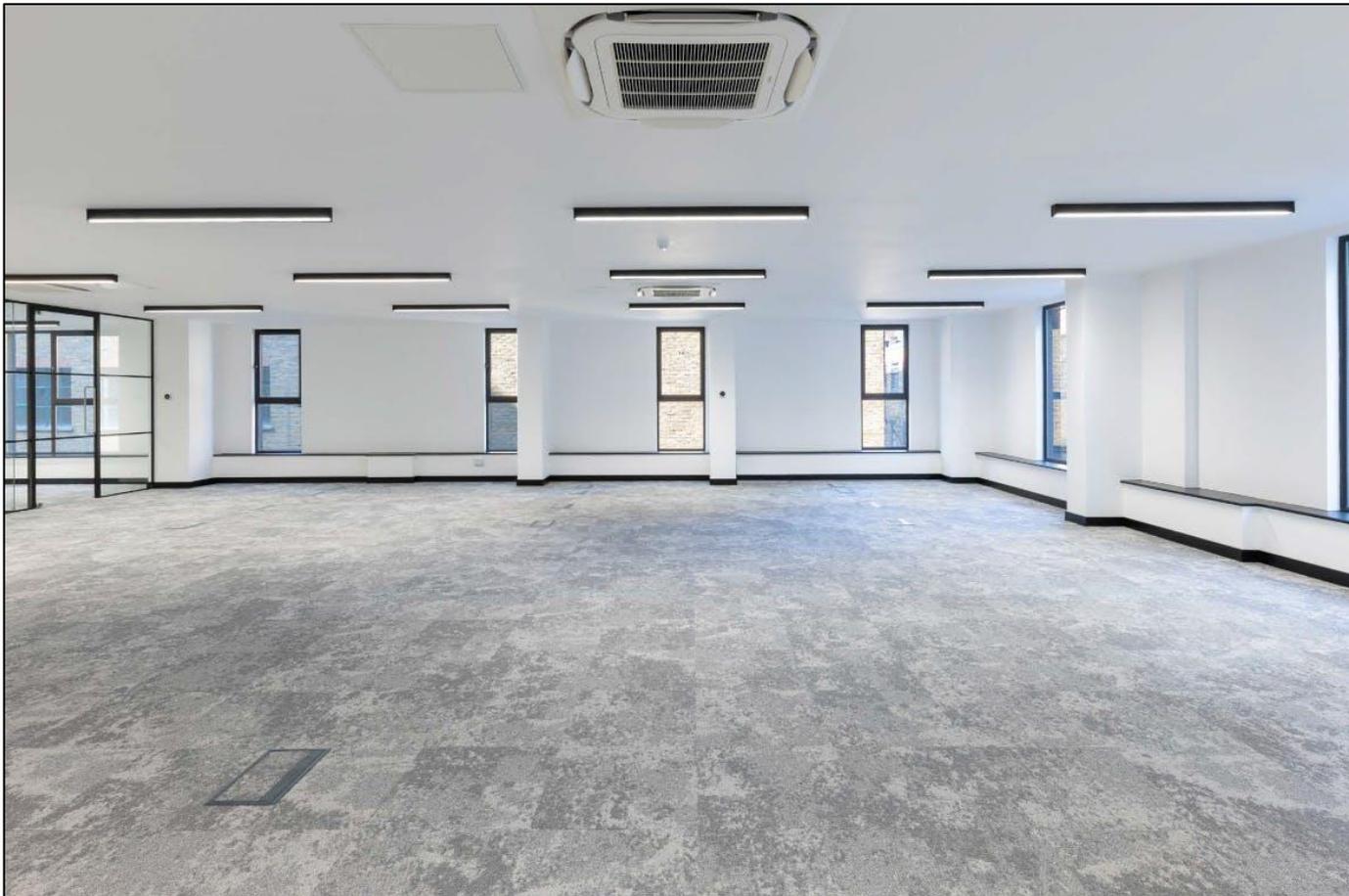
Commercial Office Space

1,811 sq. ft. / 168.2 sq. m.

Refurbished and 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 ten minutes walking distance. You are spoiled for choice when it comes to bars, restaurants, independent coffee houses, hotels and leisure facilities.

TRANSPORT

Shoreditch High Street (Overground)

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

Old Street (Northern line and National Rail)

Various bus routes

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

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DESCRIPTION

This first floor office provides fitted space that is fully cabled and ready for immediate occupation.

The demise benefits from new air-conditioning, LED lighting and WCs. The office would suit companies seeking space to accommodate 15 - 30 team members comfortably.

AMENITIES

- Excellent natural daylight
- 2 meeting rooms
- Fully cabled raised access floor
- Fibre connected with comms room
- Air conditioning
- Openable windows
- New LED lighting
- Fitted kitchen
- New WCs
- 2 showers
- Secure bicycle store
- Passenger lift
- Fob access throughout
- Video entry phone

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	1,811	168.2

LEASE

New flexible lease available direct from the freeholder.

RENT

Per Annum*	Per sq. ft.*
£81,495	£45.00

SERVICE CHARGE

Per Annum*	Per sq. ft.*
£6,955	£3.84

RATES

Rates payable from 1st April 2025 are:

Per Annum	Per sq. ft.
£22,455	£12.40

Interested parties must contact The London Borough of Hackney to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£110,905	£9,242.08

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge