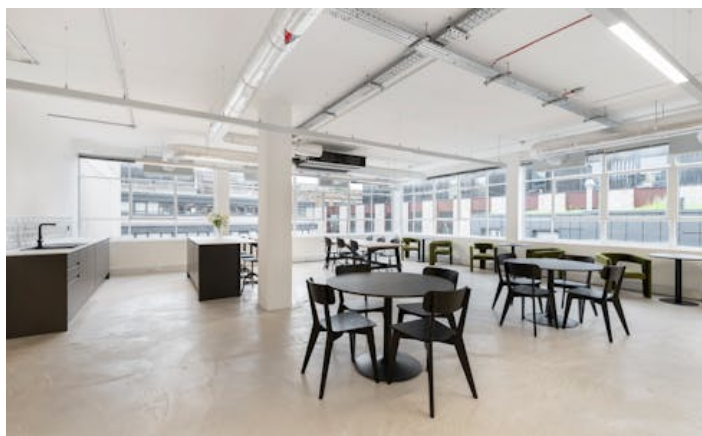


ELLIS BROWN

OFFICES TO LET

Fully fitted and furnished warehouse style office space in the heart of Shoreditch

The Old Dairy, 110 Clifton Street, EC2A 4HT
3,138 - 9,834 sq ft



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Description

The Old Dairy offers newly refurbished warehouse style space in a private courtyard location in the heart of Shoreditch. The 2nd floor has polished concrete flooring & exposed services and is offered fully fitted and furnished. The Ground Floor has its own self-contained entrance with great natural light throughout and excellent floor to ceiling height.

Location

An island development, linking Scrutton Street, Clifton Street and New North Place. The building is well connected close to both Liverpool Street and Old Street stations and walking distance to the City. The surrounding area has abundance of dining and drinking options with Shoreditch home to some of London's trendiest bars and restaurants.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd - Unit 13-14	3,138	291.53	£59.50	£17.74	£6.56	£21,913.70	£262,964.40	Under Offer
Ground	6,696	622.08	£59.50	£20	On Application	£44,361	£532,332	Available
Total	9,834	913.61	£59.50	£18.87	£6.56	£66,274.70	£795,296.40	

Features

Fully fitted and furnished
Air conditioning
Cool shoreditch style accommodation
Newly refurbished
Suspended LED lighting
Secure courtyard development

EPC

On application

Terms

New flexible lease terms by arrangement.

VAT

On application

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