

**12 WATERSON
STREET, E2**

880 SQ FT
GROUND FLOOR OFFICE/SHOWROOM
WITH PRIVATE PARKING FOR SALE OR RENT
SHOREDITCH, E2





DESCRIPTION

An open plan ground floor office studio which has dual access either from Waterson Street or the Perseverance Works complex. The premises have just been completely redecorated including new black cased LED lighting, timber effect flooring throughout, Pendant lighting over the fully fitted kitchen, which has a hob and dishwasher. In addition, the leasehold includes one underground secure parking space, which is outside the congestion charge. The estate also benefits from 24-hour security

AMENITIES



24 HOUR SECURITY



COURTYARD



NEWLY REFURBISHED



E CLASS USE



SELF-CONTAINED



PARKING



FULLY FITTED KITCHEN



LED LIGHTING



GOOD FRONTAGE

GROUND FLOOR OFFICES WITH PARKING





TRANSPORT

Hoxton – 6 mins



Shoreditch High Street – 12 mins



Old Street – 16 mins

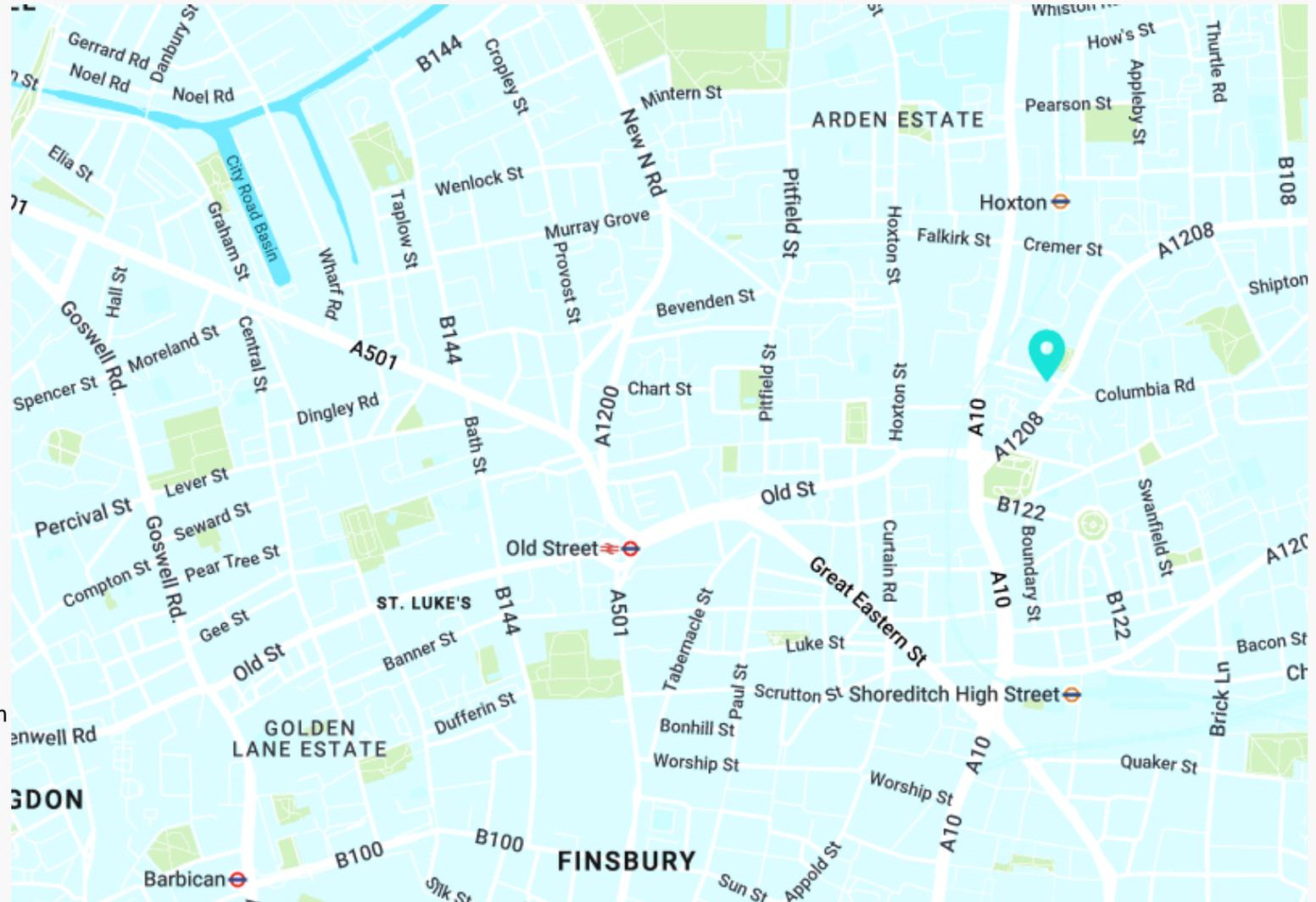


AREA

The office is located in Shoreditch, just off Kingsland Road and Hackney Road, amongst the diverse and vibrant mix of restaurants, bars and shops.

Hoxton Station, Shoreditch High Street Station and Old Street station are all within walking distance, and the office is also service by numerous bus routes both in and out of Central London.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	RENT (PA)	PRICE	RATES (PSF)	SERVICE CHARGE (PSF)
Ground Floor	880	£39,500	£675,000	£18.43	£5.00

LEASE

A new FRI lease or a Sale of the Long Leasehold interest approx. 104 years remaining.

TIMING

Available immediately .

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254

020 7375 3444
www.belcor.london