



# 21 Great Eastern Street, E1

*Fully Fitted Office Space.*

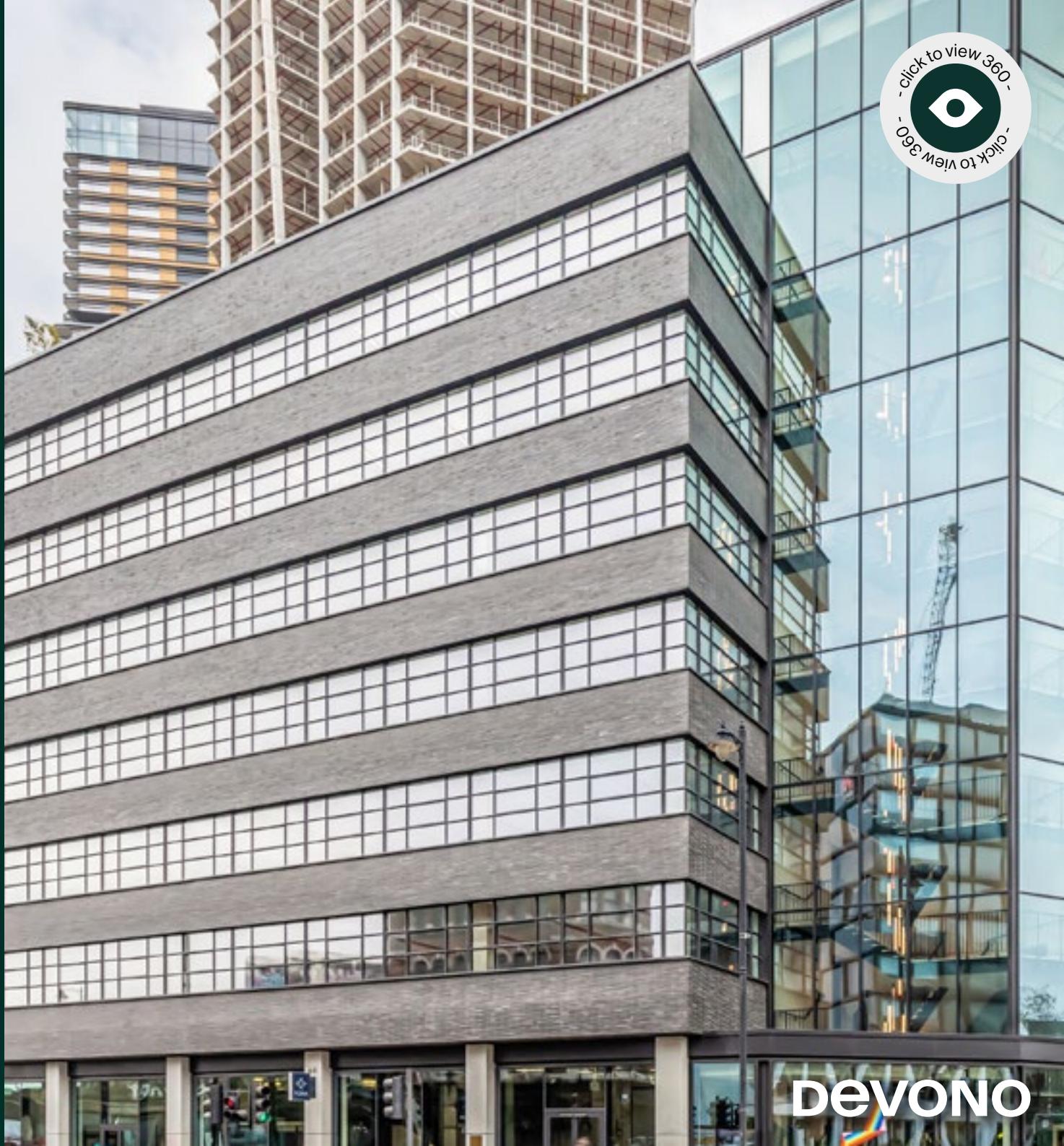
- » 3rd Floor
- » 9,133 sq.ft
- » Fully Fitted

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON  
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**DEVONO**



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## *Description.*

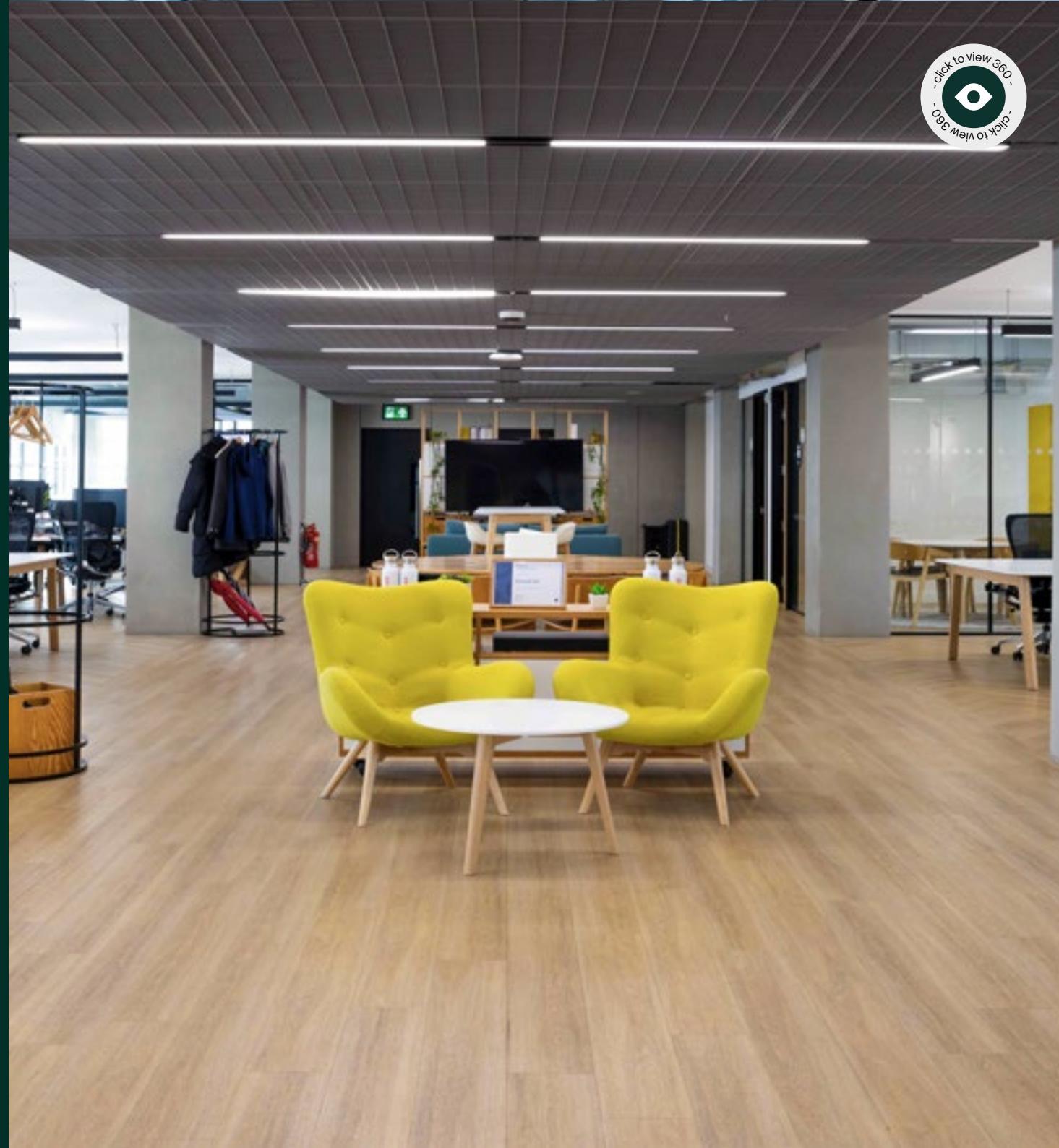
- » 6 Meeting rooms
- » Boardroom
- » Interconnecting kitchen
- » 112 desks
- » Informal meeting and break-out areas

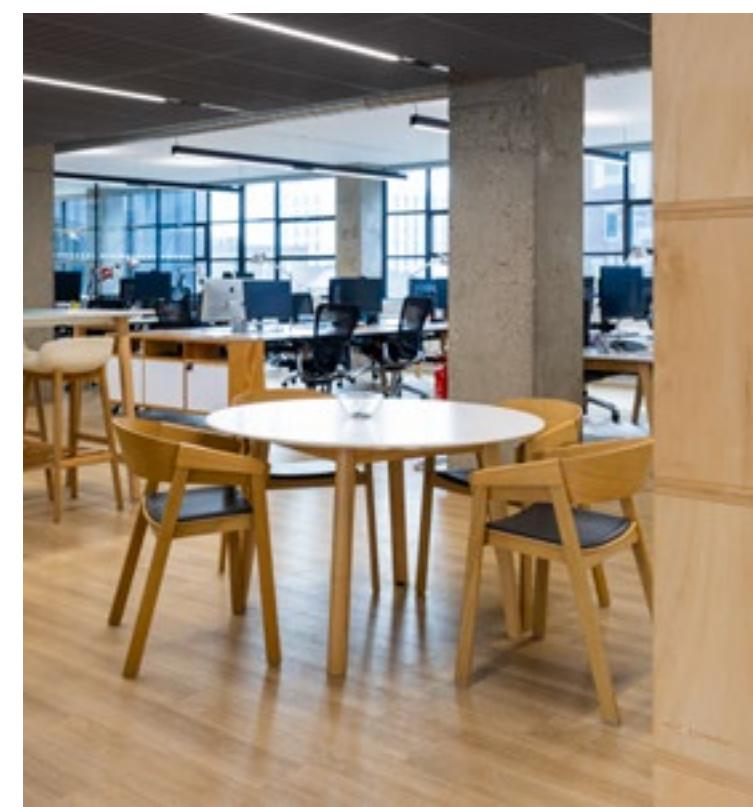
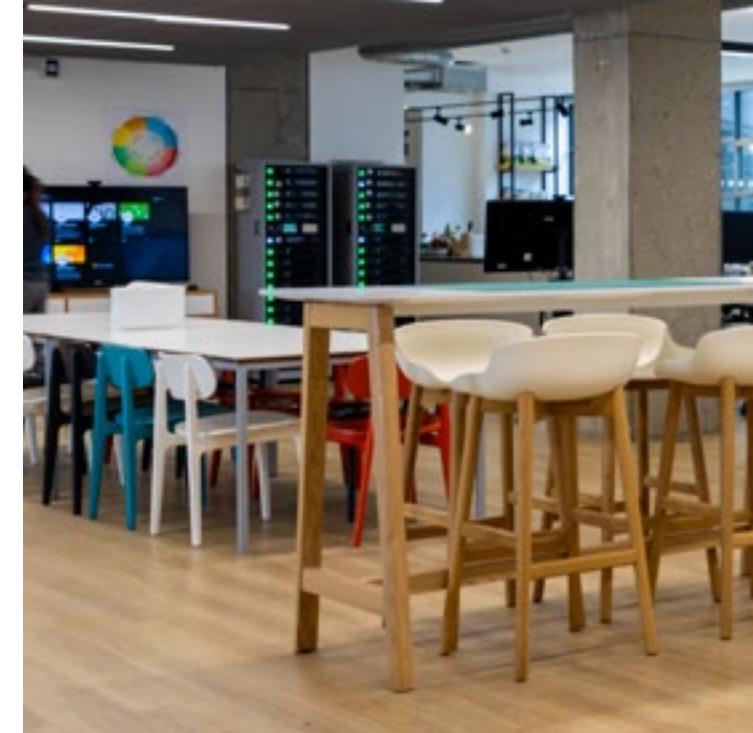
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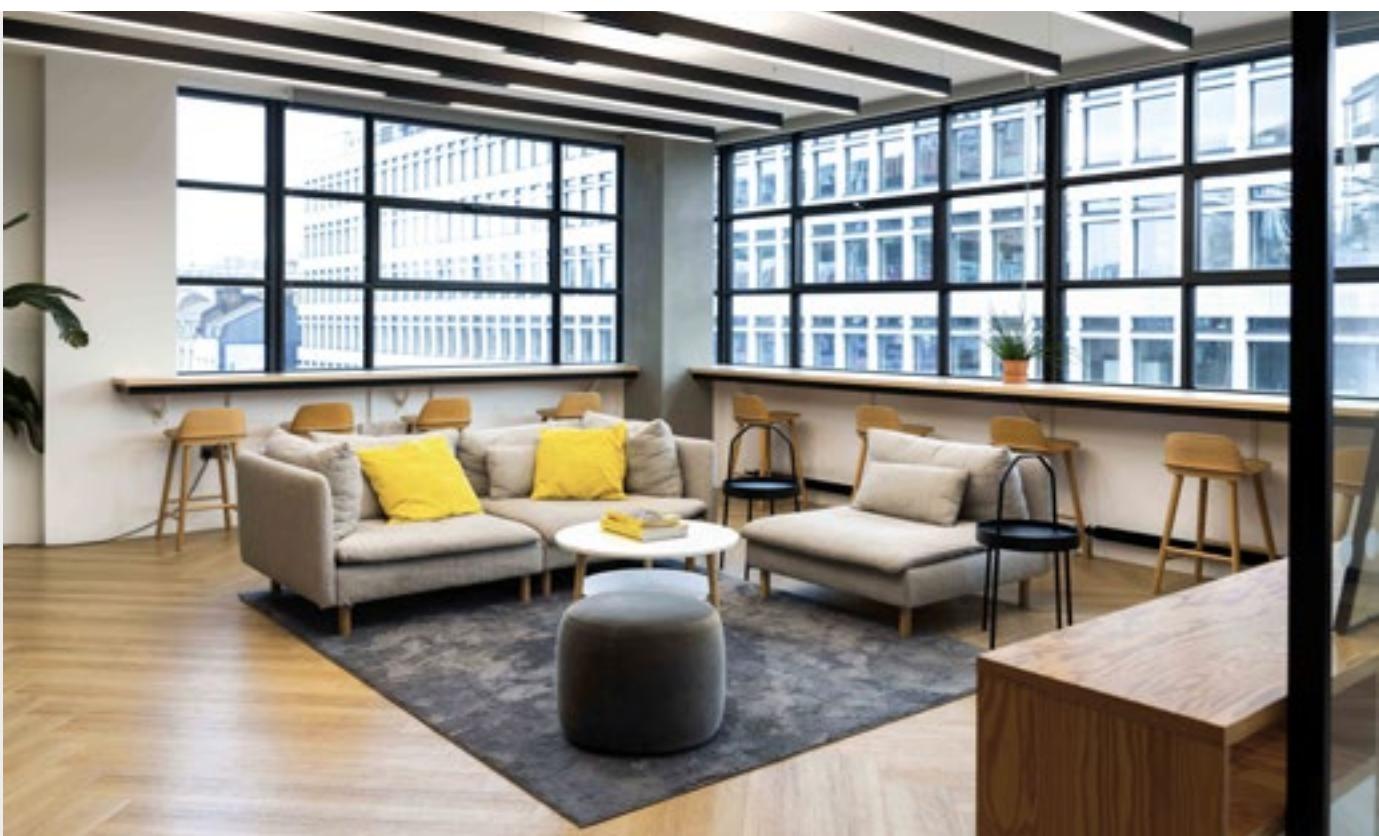
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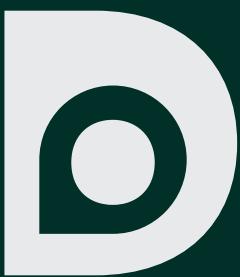
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## *Location.*

21 Great Eastern Street is located at the junction of Great Eastern Street and Holywell Lane, with excellent local amenities and public transport, being a short walk from Old Street, Moorgate and Liverpool Street stations.

Located in the heart of Shoreditch, the building benefits from a plethora of F&B options nearby.

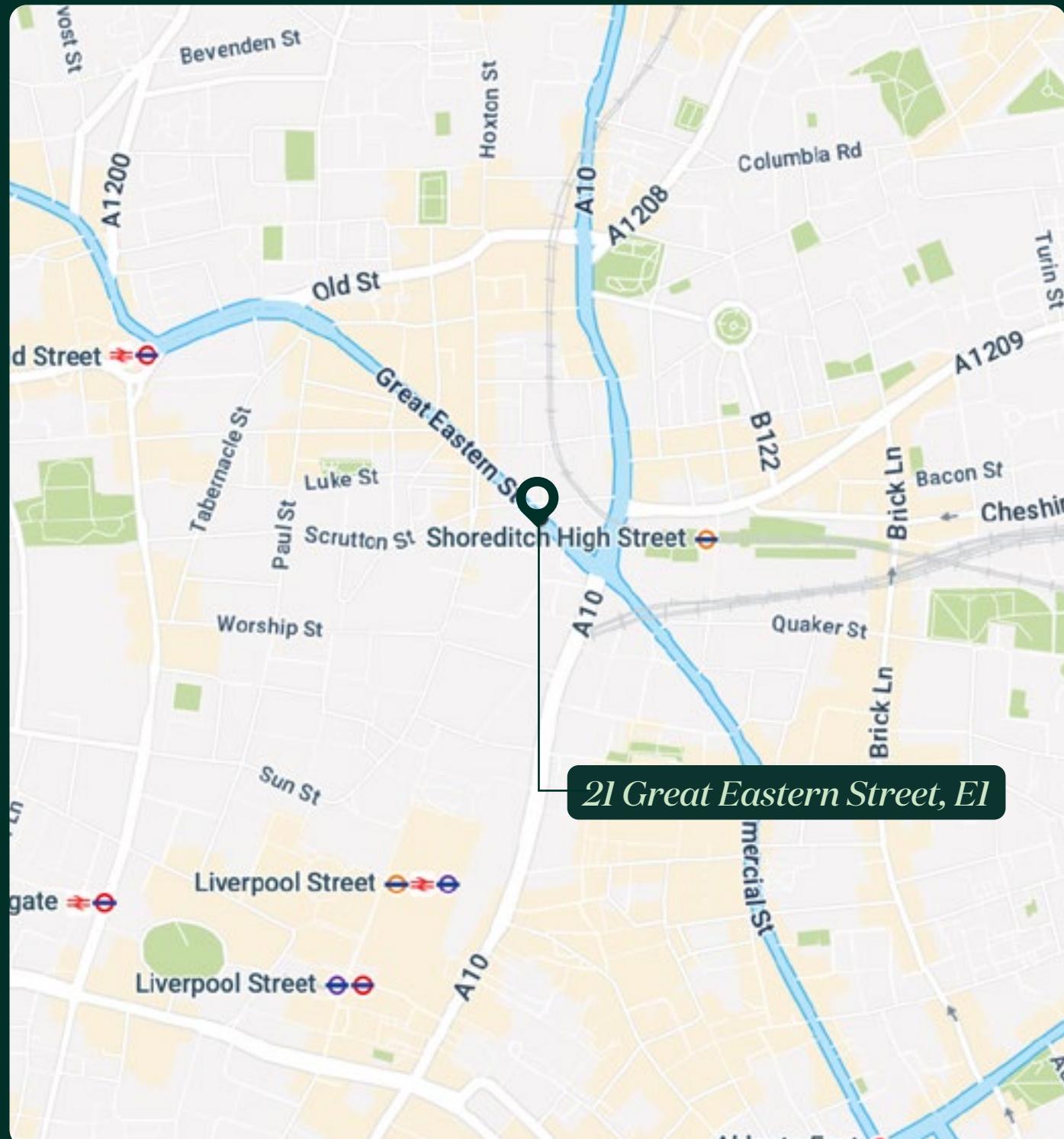
🚇 Shoreditch High Street	🚶 8 minutes
🚇 Old Street	🚶 10 minutes
🚇 Liverpool Street	🚶 12 minutes
🚇 Moorgate	🚶 15 minutes

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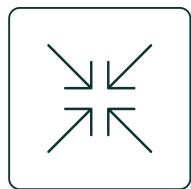




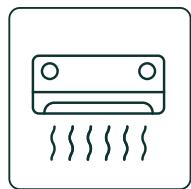
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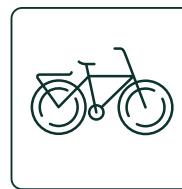
## Amenities.



EXCELLENT FITOUT  
IN SITU



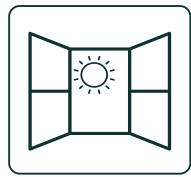
VRV AIR  
CONDITIONING



SECURE BICYCLE  
STORAGE



SHOWERS



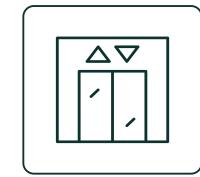
EXCELLENT  
NATURAL LIGHT



MANNED RECEPTION



WIREDSCORE GOLD



3X PASSENGER  
LIFT

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## *Terms.*

The 3rd floor is available on the basis of an Assignment or Sub-Lease for a term to expire December 2029.

Rent: £ 62.50 sq.ft

Rates: £26.22 per sq.ft

Service Charge: £11.97 per sq.ft

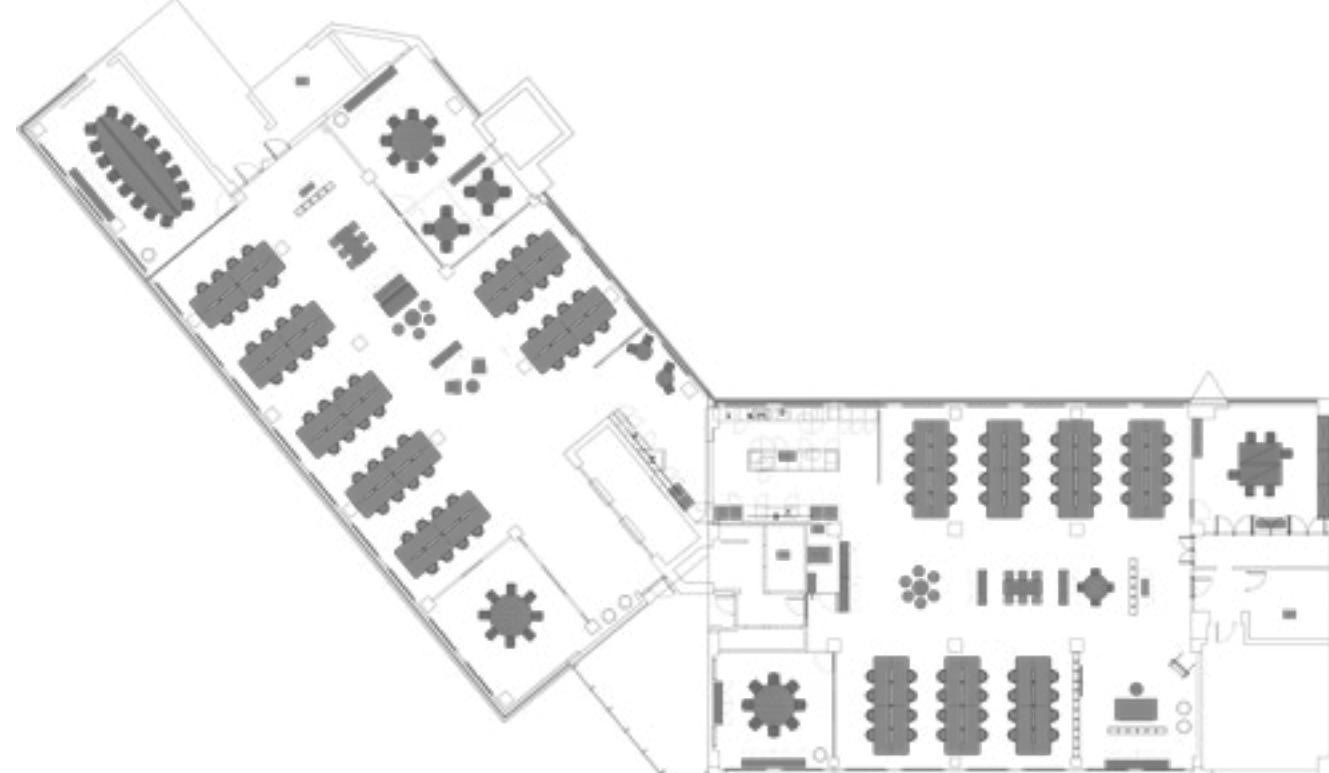
The 3rd floor is also available on a fully managed basis delivered by Made.

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\*Floor plan not to scale





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