



**PRIME CITY FRINGE
LOCATION**

**SHOREDITCH HIGH
STREET
SHOREDITCH
E1**

3,509–7,050 SQ FT

BELCOR







CITY FRINGE REAL ESTATE



DESCRIPTION

A self-contained office space arranged over 1st and 2nd floors benefiting from its own ground floor reception area. The building was designed by Buckley Gray Yeoman to an incredibly high specification. The offices have been fitted to an excellent standard and can be offered to an incoming tenant as a 'plug and play' space.

AMENITIES

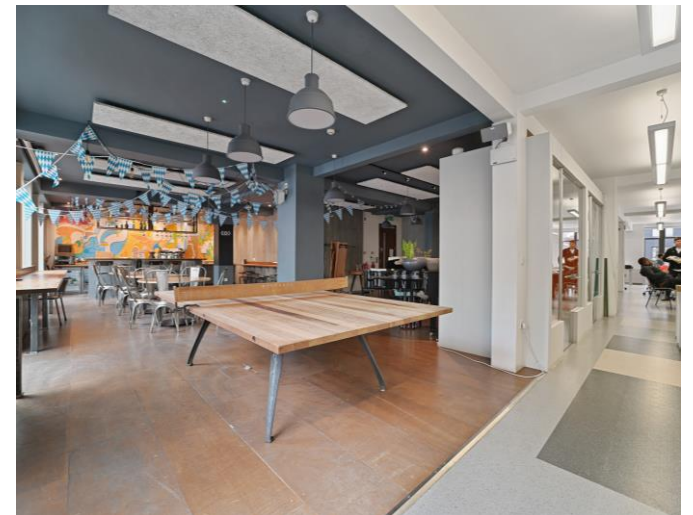
-  Air Conditioning
-  Fully Fitted
-  Communal Roof Terrace
-  Raised Floors
-  Showers
-  Bike Storage

PRIME CITY FRINGE LOCATION



BELCOR

SHOREDITCH HIGH STREET
SHOREDITCH E1



LOCATION

This self-contained space is located in the heart of Shoreditch. The building is situated next door The Tea Building, in front of the Boundary Hotel and just around the corner from Shoreditch House and Box Park. The building is surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to creative and media occupiers.

TRANSPORT

OLD STREET
Northern Line

SHOREDITCH HIGH STREET
Overground

LIVERPOOL STREET
Metropolitan
Hammersmith & City
Central Line

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	3,509	Available	£57.50	£15.50	TBC	£21,346
2 nd Floor	3,541	Available	£57.50	£15.50	TBC	£21,541
Total	7,050					£42,887

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

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

TIMING

Available Immediately

VAT

VAT is applicable

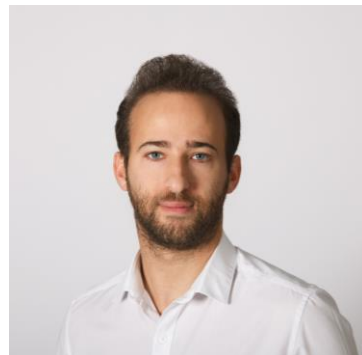
VIEWINGS VIA SOLE AGENTS

BELCOR

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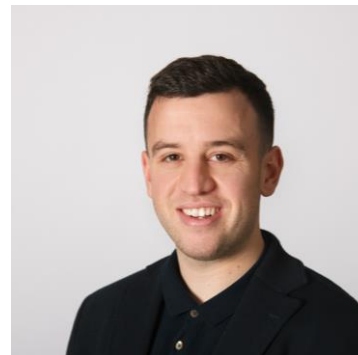
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