

Nicholls & Clarke, 3-10 Shoreditch High Street, Shoreditch, London, E1 6PG

TO LET

Office / Serviced Office

20 Desks

**Self-contained
Shoreditch office
floors for up to 20
desks with private
meeting rooms in a
landmark
warehouse setting.**



- Landmark warehouse-style offices in Norton Folgate
- Each office occupies a self-contained floor
- Suitable for teams of up to 20 desks
- Private 8-person meeting room, kitchen and breakout space within each floor
- Blend of historic character and contemporary design
- Access to communal lounge and bookable meeting rooms
- Excellent connectivity to Liverpool Street and Old Street

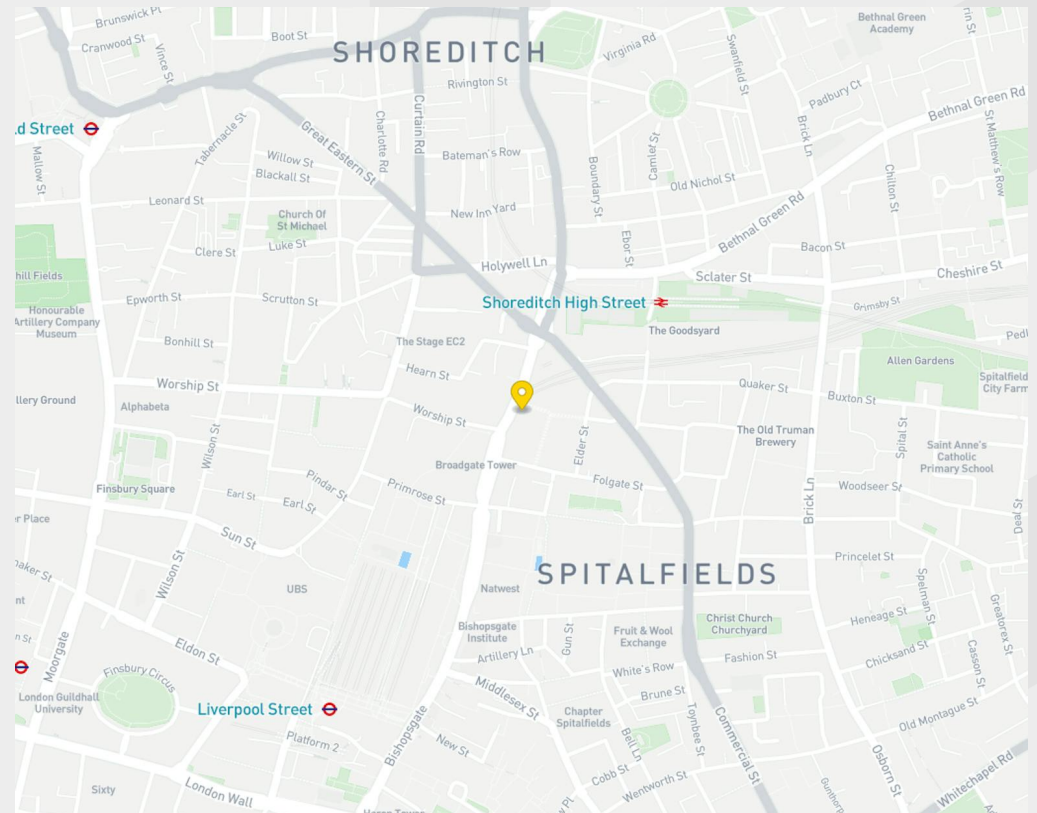


Description

Nicholls & Clarke offers distinctive workspace within a landmark warehouse redevelopment in the heart of Shoreditch. The offices each occupy their own self-contained floor, for teams of up to 20 desks, and include a private 8-person meeting room, dedicated kitchen and breakout space. The building blends original Victorian character with contemporary design, creating a unique and inspiring working environment. Occupiers benefit from access to The Lounge, with meeting rooms and breakout areas, as well as the Glass Room on the upper floor, offering a premium setting for meetings and events.

Location

Situated within the Norton Folgate development, the building is moments from Spitalfields Market and a short walk from Liverpool Street Station, providing access to the Central, Circle, Metropolitan, Hammersmith & City and Elizabeth lines, as well as National Rail services. The surrounding area offers a vibrant mix of restaurants, cafés and retail, with Shoreditch and the City both within easy reach.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
12th	1,532	142.33	£20,307 /month	n/a	n/a	Available
9th	1,523	141.49	£20,307 /month	n/a	n/a	Available
8th	1,525	141.68	£20,333 /month	n/a	n/a	Available
7th	1,523	141.49	£20,307 /month	n/a	n/a	Available
6th	1,527	141.86	£20,360 /month	n/a	n/a	Available
5th	1,523	141.49	£20,307 /month	n/a	n/a	Available
4th	1,527	141.86	£20,360 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Fitted

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did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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