

Commercial Office Space

1,800 sq. ft. / 167.22 sq. m.

Newly refurbished office space, in prime Shoreditch location

£11,000 per calendar month ALL INCLUSIVE

TO LET

89 Great Eastern Street, London EC2A 3HY



LOCATION

The property is ideally located in a prime Shoreditch location at the top of Great Eastern Street. Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever growing list of occupiers alongside its fashionable bars, restaurants, coffee shops, boutique hotels and retailers.

TRANSPORT

Old Street (Northern Line and National Mainline Services)

Shoreditch High Street (National Mainline Services)

Hoxton (National Mainline Services)

Liverpool Street (Metropolitan, Circle, Hammersmith & City Lines and National Mainline Services)

Various bus routes are also immediately available

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

89 Great Eastern Street is an attractive period building in the heart of Shoreditch. The second floor has been refurbished and offers a bright, open plan office benefitting from timber floors, excellent natural daylight and air conditioning.

The communal areas are also undergoing a refurbishment programme to provide a bright and contemporary entrance.

AMENITIES

- Newly refurbished
- Air conditioning
- Timber floors
- Perimeter trunking
- Passenger lift
- Private terrace
- Kitchenette
- Excellent natural light
- 2 Demised WC's

APPROXIMATE FLOOR AREA

Second Floor 1,800 sq. ft. 167.22 sq. m.

LEASE

A new lease direct from the Landlord

EPC

Band D

RENT

£42.50 per sq. ft.

£76,500 per annum exclusive

RATES

We understand that the rates payable for 2021/22 are £36,213 per annum or £20.12 per sq. ft.

Interested parties must satisfy themselves to the accuracy of these figures.

SERVICE CHARGE

Estimated at approximately £6 per sq. ft. plus VAT

TOTAL OUTGOINGS

£10,300 per calendar month

£123,500 per annum

PLEASE CONTACT

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