

Commercial Office Space

738 – 1,478 sq. ft.

Fully-cabled offices in a prime Shoreditch location

TO LET

74 Great Eastern Street, Shoreditch EC2A 3JL



LOCATION

Located on Great Eastern Street in the heart of Shoreditch, the property is just a few minutes' walk from Old Street Station with Shoreditch High Street Overground Station just an eight-minute walk in the other direction. The property benefits from a wealth of amenities on the doorstep with various bars, restaurants, coffee shops, hotel and leisure facilities.

TRANSPORT

Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines,
Overground and National Rail)
Various bus routes





DESCRIPTION

The office suites have recently been refurbished and are ready for immediate occupation.

Refurbishment works include updated common parts, installation of new kitchenette / tea points and WCs as well as redecoration of the office suites.

The offices would suit creative companies looking for a prime Shoreditch base.

AMENITIES

- Stylish refurbished entrance and common parts
- Excellent natural lighting
- Refurbished WCs
- Phone entry system
- Openable windows
- Perimeter trunking
- Onefibre connected
- New timber style flooring

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	738	68.56
Second	740	68.74

LEASE

New lease with flexibility from 12 months

RENT

Floor	Per sq. ft.*	Per Annum*
Fourth	£35.00	£25,830.00
Second	£35.00	£25,900.00

SERVICE CHARGE

Floor	Per sq. ft.*	Per Annum*
Fourth	£12.57	£9,277
Second	£12.57	£9,302

BUSINESS RATES

Floor	Per sq. ft.	Per Annum
Fourth	£19.02	£14,040
Second	£16.64	£12,312

Interested parties must verify these figures from the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Fourth	£49,143.42	£4,095.29
Second	£47,515.40	£3,959.62

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge