BELCOR

# 133 SHOREDITCH HIGH STREET, E1

5,058 SQ FT
PRIME SHOREDITCH
SHOWROOM/RETAIL/RESTAURANT OPPORTUNITY
SHOREDITCH, E1


FOR LEASE
SCREWFIX CITY | OPEN 7 DAYS A WEEK
INKAPOKE CO
coworking · event space



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E1

## DESCRIPTION

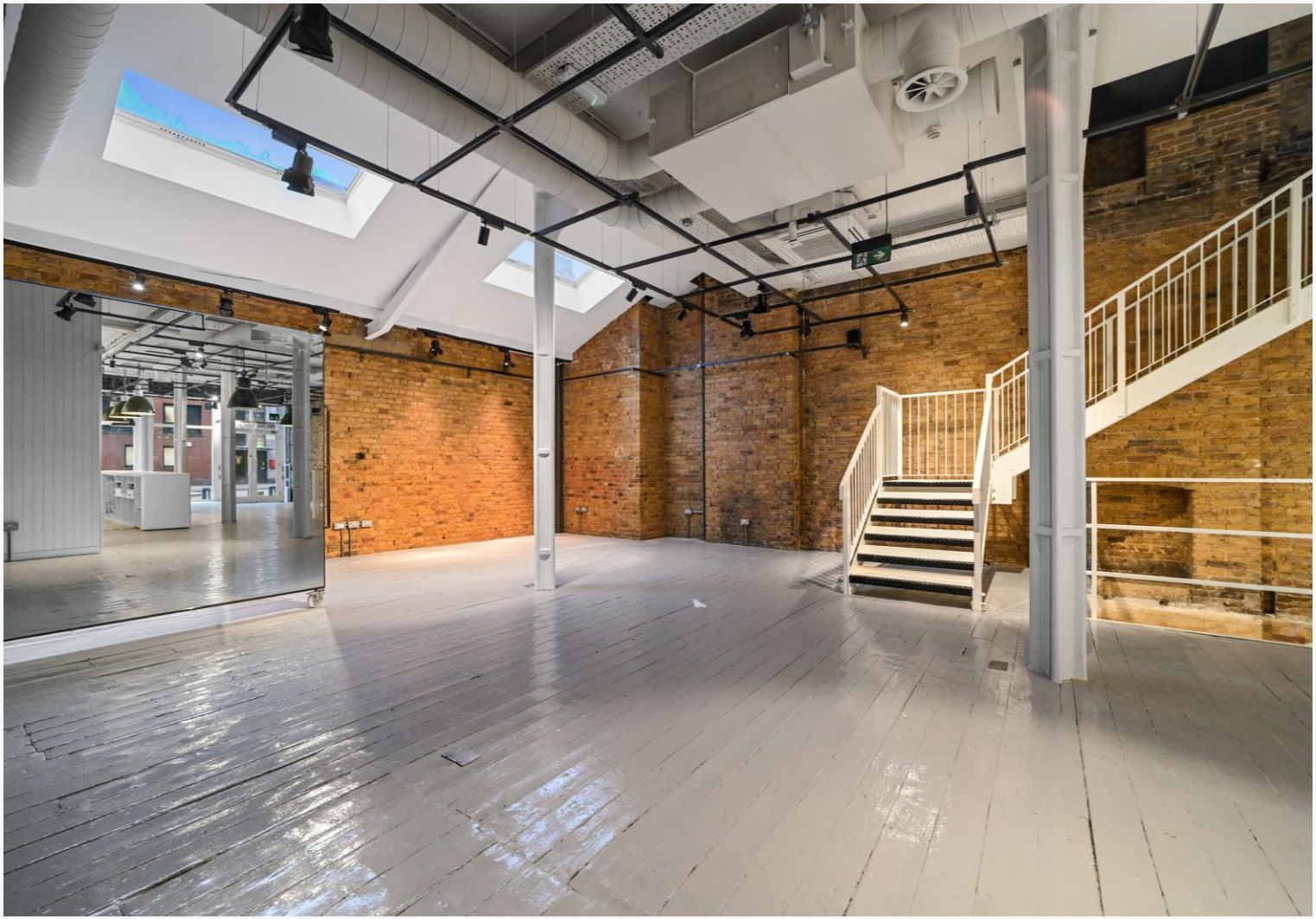
Prime Shoreditch E Class opportunity arranged over ground and lower ground floors, offering prominent frontage, strong footfall, warehouse-style character, loading facilities and excellent transport links in one of East London's most vibrant destinations.

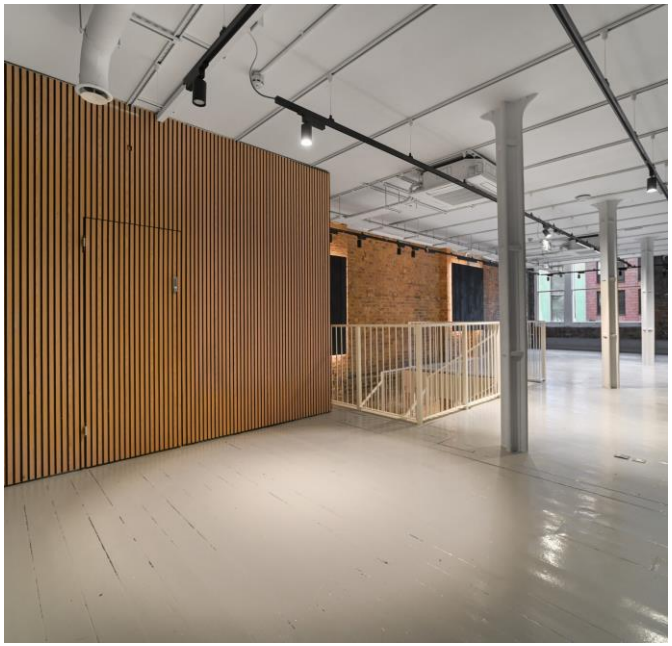
The premises would suite a wide variety of operators including; fashion, F&B, showroom, leisure, health and wellness.

## AMENITIES




## UNIQUE SHOREDITCH RETAIL/RESTAURANT OPPORTUNITY

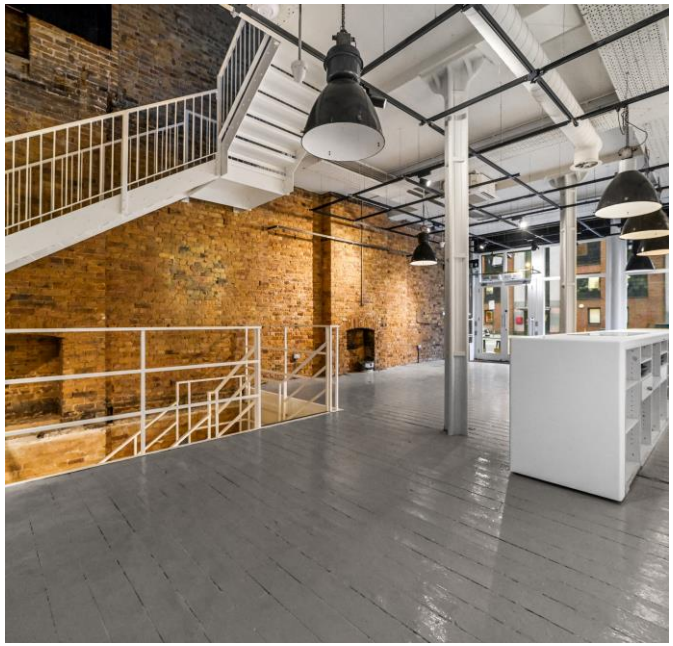














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## TRANSPORT

**Shoreditch High St** – 5 Mins Walk

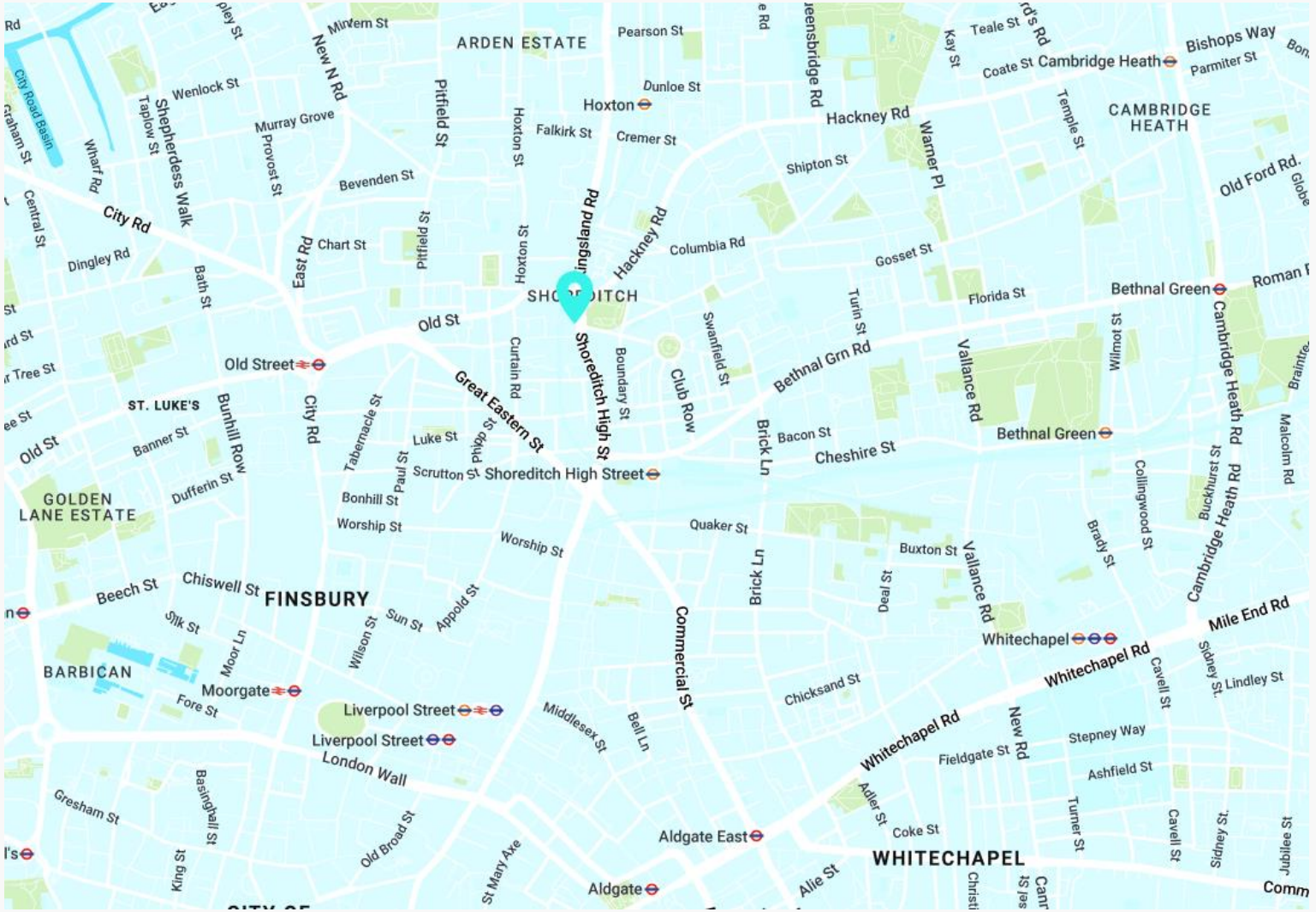
**Liverpool Street**– 12 Mins Walk

**Old Street**– 8 Mins Walk

## AREA

The building is situated on Shoreditch High Street, which is known for its vibrant and dynamic atmosphere, blending residential and commercial spaces, including offices, shops, and dining options, as well as being within close proximity of the Truman Brewery complex, Spitalfields market, and Brick Lane. Shoreditch High Street, Hoxton, Aldgate & Aldgate East stations are all a short walk away, making it well-connected to Central London.

## LOCATION



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# AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT (PA) | RATES (PA) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|---|---|---|---|---|---|---|
| Lower Ground | 1,978 | - | - | - | - | - |
| Ground | 1,645 | - | - | - | - | - |
| First | 1,435 | - | - | - | - | - |
| **Total** | 5,058 | Available | £205,000 | £49,020 | N/A | £21,168 |

## LEASE

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

## TIMING

Available immediately.

## CONTENT

View on our website

## RATES

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

## VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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# VIEWINGS VIA JOINT SOLE AGENTS

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