

**fisher
german**

5-9 Long Street

Shoreditch

London, E2 8GS

Ground Floor - Self Contained
Newly Refurbished
Media Style Office

1,129 Sq.ft (104.89 Sq.m)



To Let | £37.50 psf + VAT

*Indicative fitout



*Indicative fitout

Key information



Rent

£37.50 (per sq ft
pa excl)



Service Charge

£2.10 (per sq ft (ye
April 2027)



Business Rates

£16.50 (per sq ft (ye
April 2027)



EPC Rating

A

5-9 Long Street

1,129 Sq.ft (104.89 Sq.m)

Location

Long Street is located in-between Hoxton & Shoreditch High Street in one of the most popular areas in London. Adjacent to Long Street is Shoreditch High Street & Hackney Road which are lined with restaurants, cafes, bars.

The area is highly sought after by creative, digital & tech driven people and companies.

Description

A newly refurbished ground floor studio which includes meeting room, kitchenette, Cat 6 hyper optic cabling, perimeter and floor data, power points, air conditioned and timber flooring.

Furniture is available on request. The units also benefit from being fully self-contained with glazed frontage.

Amenities



Kitchenette



Timber
Floors



Natural
Light



Showers



Full DDA
Compliance



Comfort
Cooling &
Heating

Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£37.50 per sq ft pa excl.

Business Rates

Estimated at £16.50 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account service charge is £2.10 per sq ft excl.

EPC

The EPC rating is A.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

Strictly by prior arrangement with the joint sole agents Fisher German LLP, or Belcor



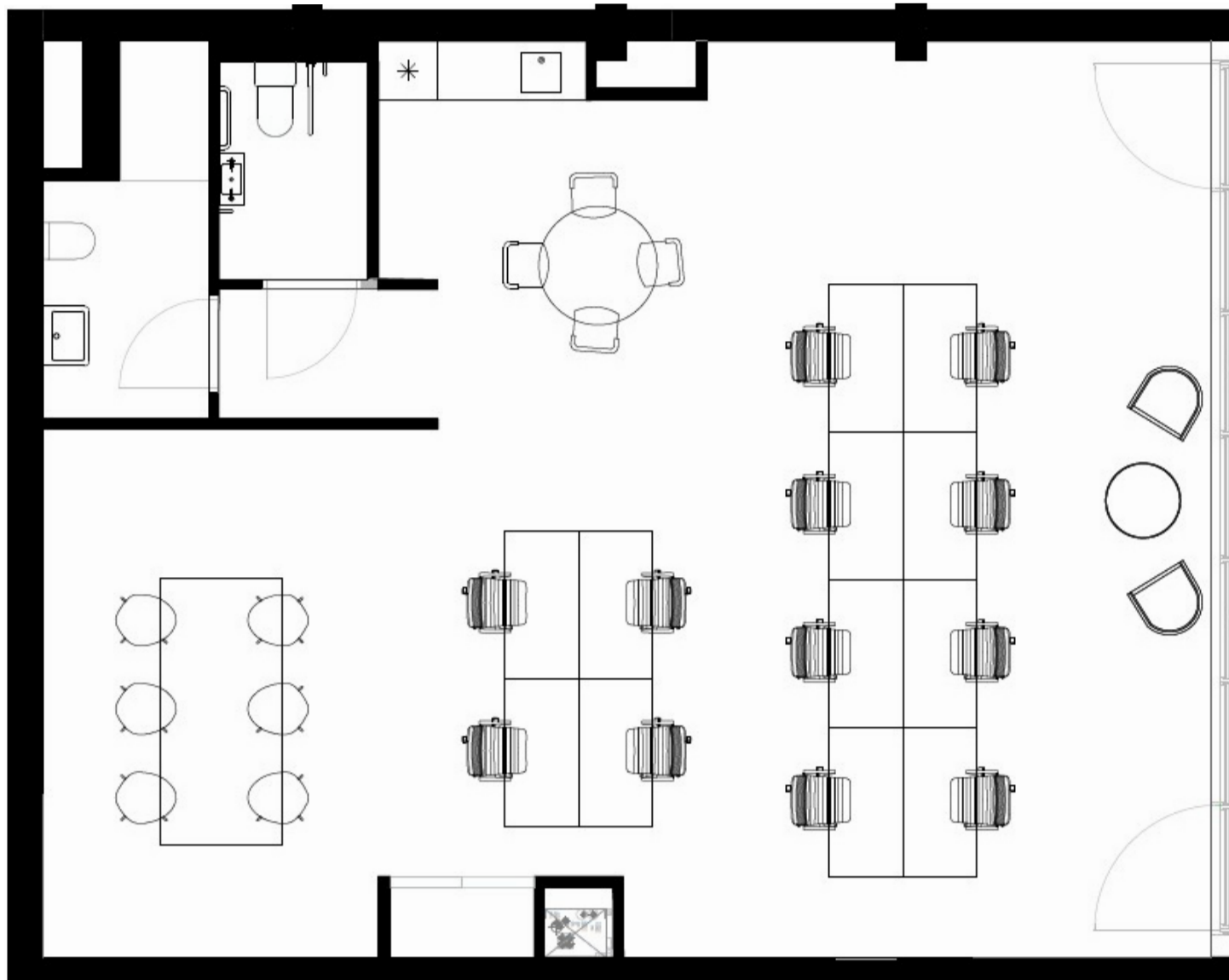
Accommodation

The approximate Net Internal Area comprises:

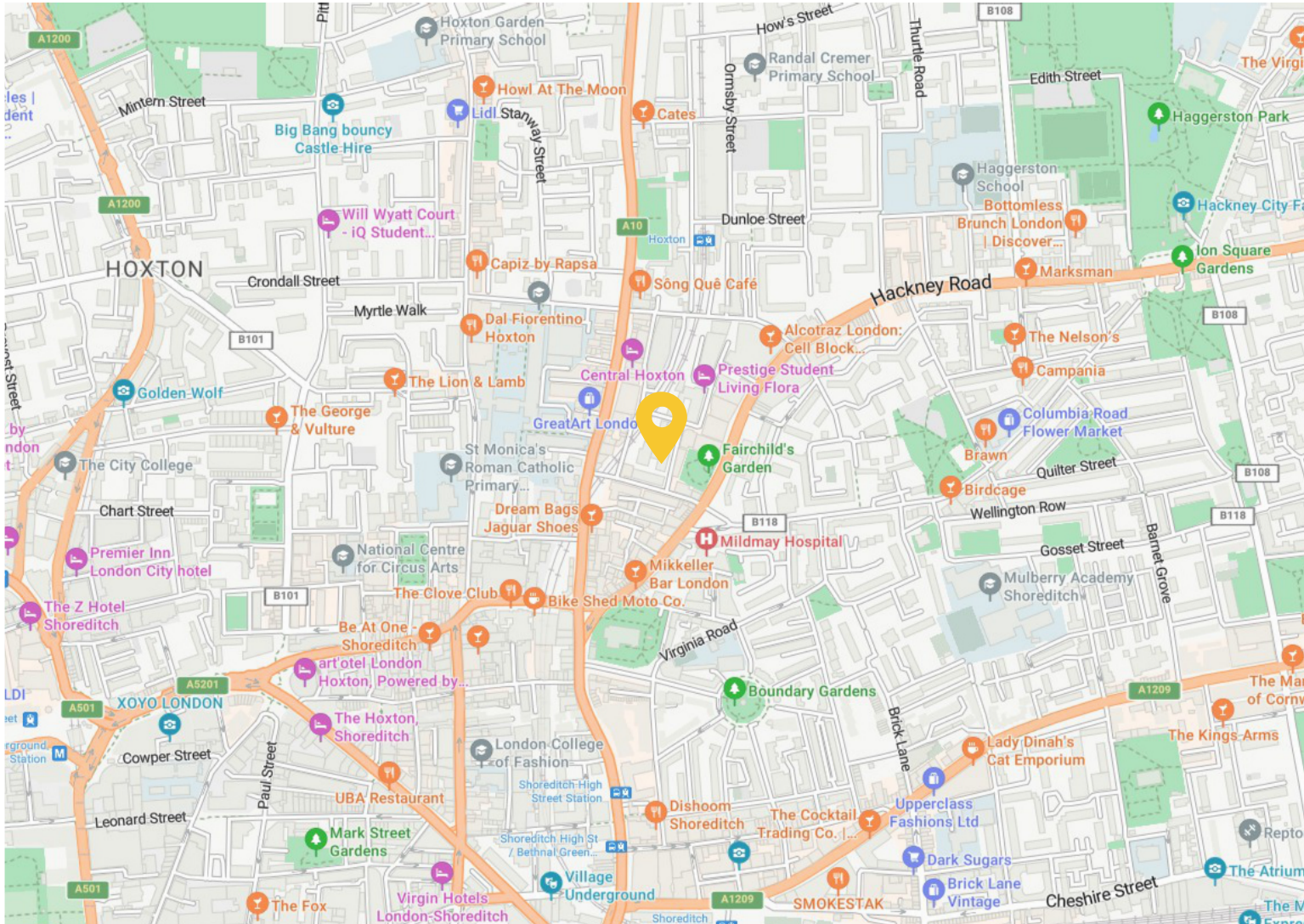
Floor	Sq.ft	Sq.m
Ground - Unit 7B	1,129	104.89
TOTAL	1,129	104.89



Floorplan - Unit 7B



Location Map



© 2026 Microsoft, © 2026 TomTom, © 2026 OpenStreetMap

Location

Address: 5-9 Long Street,
Shoreditch, London E2 8GS

What3words: ///grand.twigs.rungs

Nearest Station

Hoxton: 7 min walk

Shoreditch High Street: 12 min walk

Old Street: 14 min walk

Contact us



Doug Gordon

0207 747 3117

doug.gordon@fishergerman.co.uk



Tatiana Wharton

0203 780 0752

tatiana.wharton@fishergerman.co.uk



Or our joint agents:

020 7375 3444

www.belcor.london

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Particulars date August 2026. Photographs dated 2025.



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