

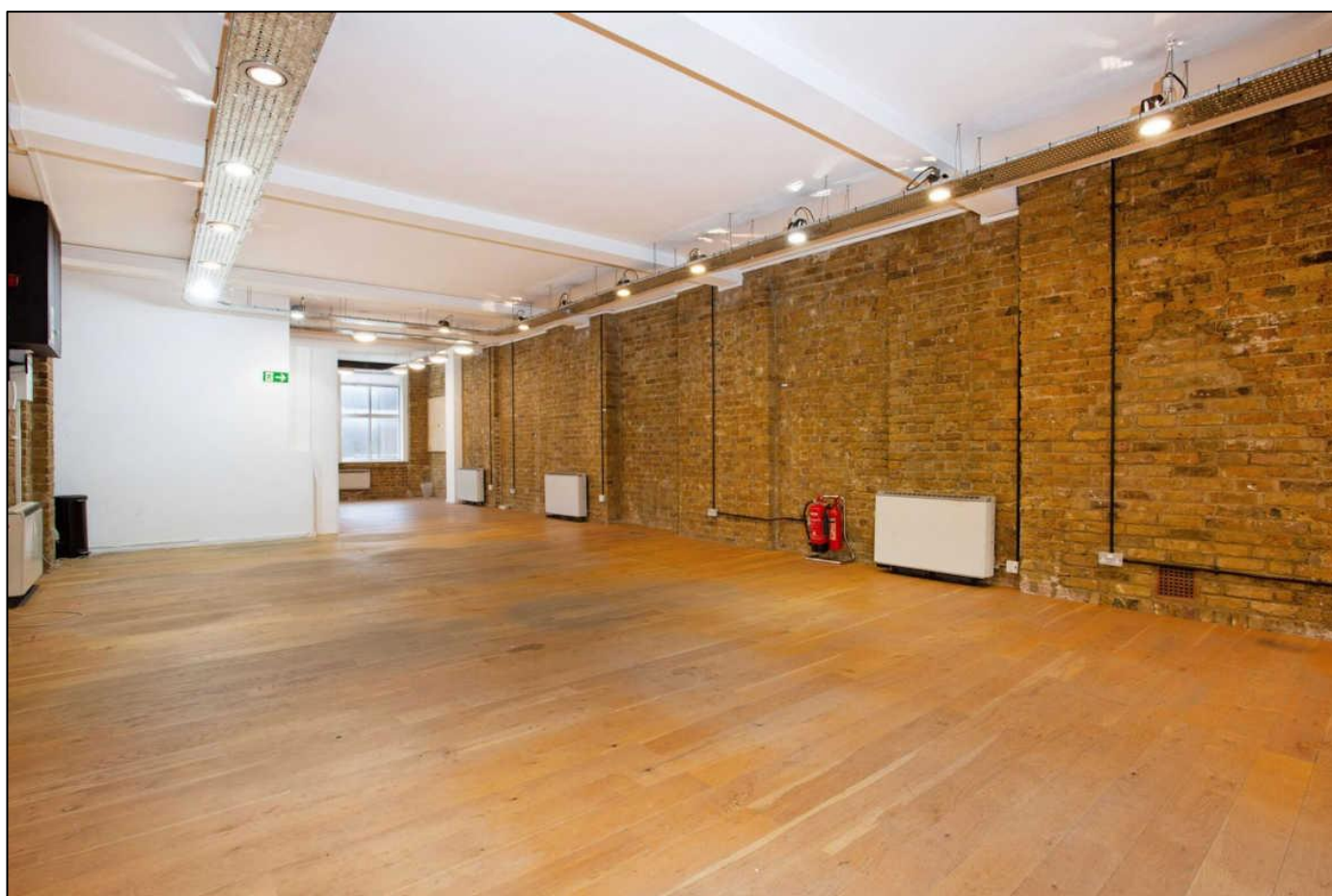
Commercial Office Space

1,335 sq. ft. / 124.03 sq. m.

Fully fitted, plug & play office just moments from Old Street roundabout

TO LET

75-83 East Road, Shoreditch, London N1 6AH



LOCATION

The building is situated on East Road, which is located just a few minutes north of Old Street roundabout. This trendy and bustling part of town is home to a variety of media and tech occupiers. The area benefits from all the amenities of Old Street, City Road Shoreditch, including transport links serving Old Street, Hoxton and Shoreditch High Street just a short walk away.

TRANSPORT

Old Street (Northern line and National Rail)
Hoxton (London Overground)
Shoreditch High Street (London Overground)
Santander Cycles (East Road)
Various bus routes available



DESCRIPTION

This media-style office is situated on the first floor of a stylish former warehouse building. The space benefits from an abundance of natural daylight from large windows at both the front and rear of the property. Good floor to ceiling height and character features such as exposed brickwork and wooden flooring contribute to an excellent working environment.

This open-plan office comes fitted with a kitchenette and separate meeting room.

AMENITIES

- Excellent natural daylight
- Wooden flooring throughout
- Good floor to ceiling height
- Exposed brickwork
- Fibre connectivity
- LED spot lighting
- Meeting room
- Kitchenette
- Central heating
- Passenger lift
- 24-hour access
- Entryphone system

APPROXIMATE FLOOR AREAS

First Floor 1,335 sq. ft. 124.03 sq. m.

LEASE

New effective full repairing and insuring lease is available for a term by arrangement.

RENT

£26,033 per annum

£19.50 per sq. ft.

SERVICE CHARGE

We understand the current service charge is running at £5,108.24 per annum / £3.82 per sq. ft.

RATES

The business rates payable for 2022/23 are estimated to be circa £14 per sq. ft.

Interested parties are advised to make enquiries with the London Borough of Hackney.

LEGAL COSTS

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

PLEASE CONTACT

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