

2 LONG STREET E2

1,054 SQ FT
GROUND FLOOR MEDIA STYLE OFFICE
SHOREDITCH, E2





DESCRIPTION

Occupying the ground floor of a well-positioned mixed-use development, the newly refurbished premises offer excellent 4m ceiling heights, convenient loading access, and newly installed kitchenette and WC facilities, making it ideal for a range of commercial uses.

AMENITIES



KITCHENETTE



E CLASS USE



PRIME
LOCATION



WC FACILITIES



EXCELLENT
TRANSPORT LINKS



EXCELLENT
NATURAL LIGHT



24 HOUR ACCESS



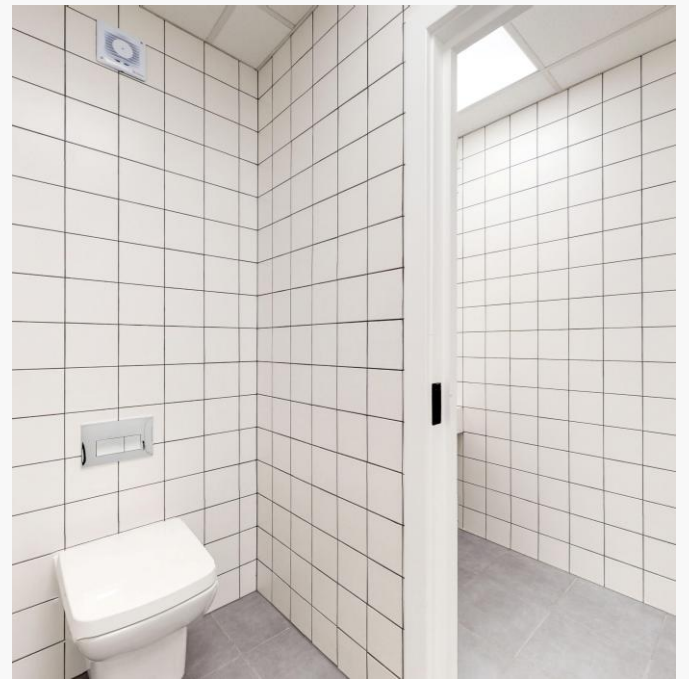
OPEN PLAN



GREAT CEILING
HEIGHTS

GROUND FLOOR MEDIA STYLE OFFICE





TRANSPORT

Hoxton– 8 Mins Walk



Shoreditch High St – 12 Mins Walk



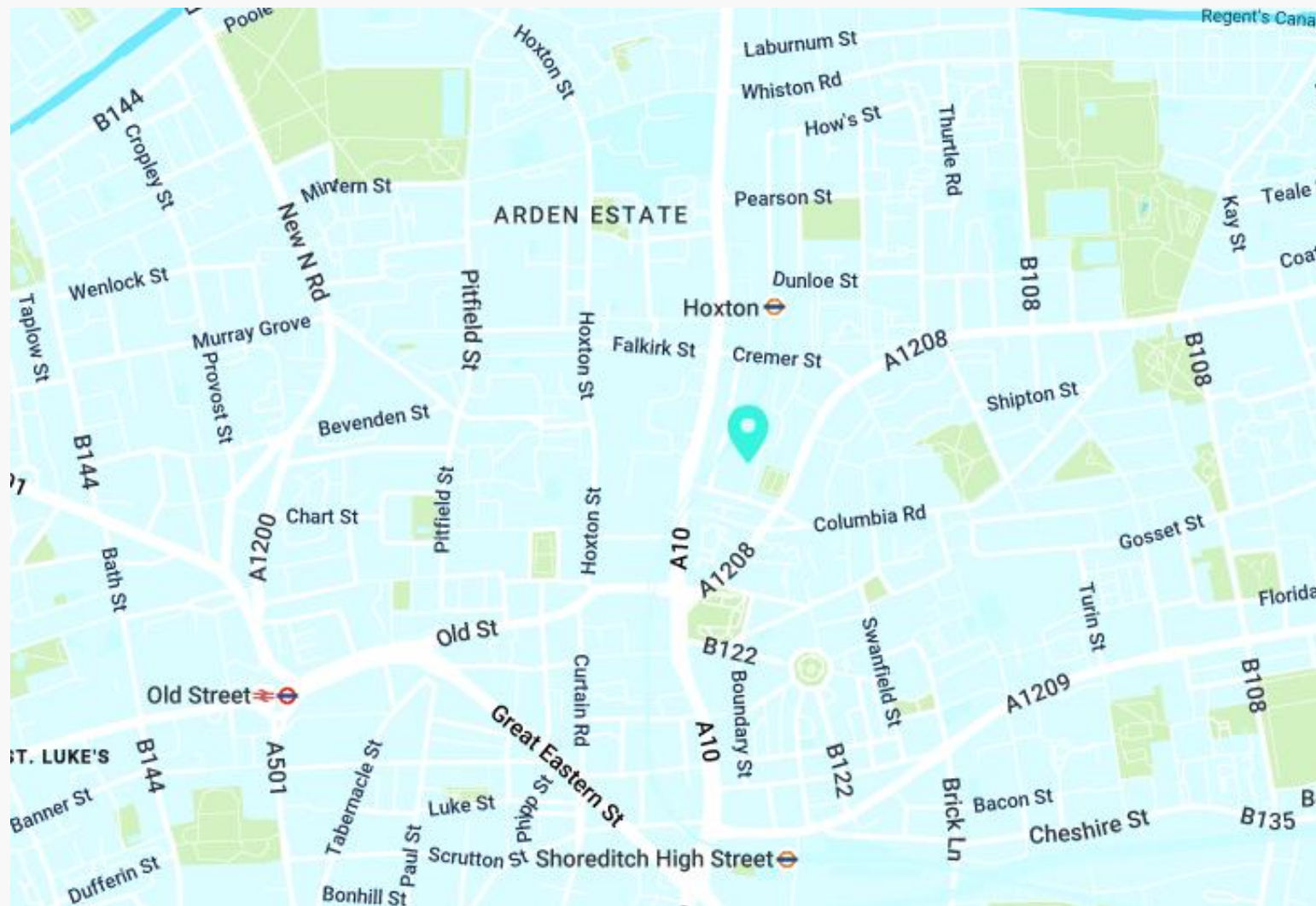
Old Street– 12 Mins Walk



AREA

Located between Kingsland Road and Hackney Road in this sought after Shoreditch location surrounded by a host of bars & restaurants and some of the leading commercial occupiers in the City Fringe. The property is within a 5-minute walk of Hoxton Station and within close proximity to Old Street Roundabout and Shoreditch High Street Station.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVIVE CHARGE (PSF)	TOTAL (PCM)
Ground	1,054	Under Offer	£35.00	£16.00	TBC	£4,479

LEASE

Available by way of a new lease to be contracted outside the landlord & tenant act 1954

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 not 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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