

**89 GREAT
EASTERN STREET,
EC2**

1,725 SQ FT
FULLY-FITTED PLUG & PLAY OFFICE SPACE TO RENT IN
SHOREDITCH, EC2



JNS
FOOD & WINE
LOST MARY

TO RENT

01 93

SWIFT

01 93





DESCRIPTION

89 Great Eastern Street features a recently refurbished third floor office suite. The space is delivered fully fitted and furnished to provide open plan desks, a meeting room and a generous breakout area. The building is in an excellent central Shoreditch location, just a few minutes away from Old Street Station. The property is well located to benefit from the wealth of bars, cafés and restaurants Shoreditch has to offer.

PLUG & PLAY SELF-CONTAINED OFFICE SPACE



AMENITIES



SELF-CONTAINED



EXCELLENT
TRANSPORT LINKS



MEETING ROOMS



FULLY FITTED



PRIME
SHOREDITCH



EXCELLENT
NATURAL LIGHT



WC FACILITIES



E CLASS USE



KITCHENETTE



TRANSPORT

Shoreditch High Street – 6 Mins Walk



Old Street – 6 Mins Walk



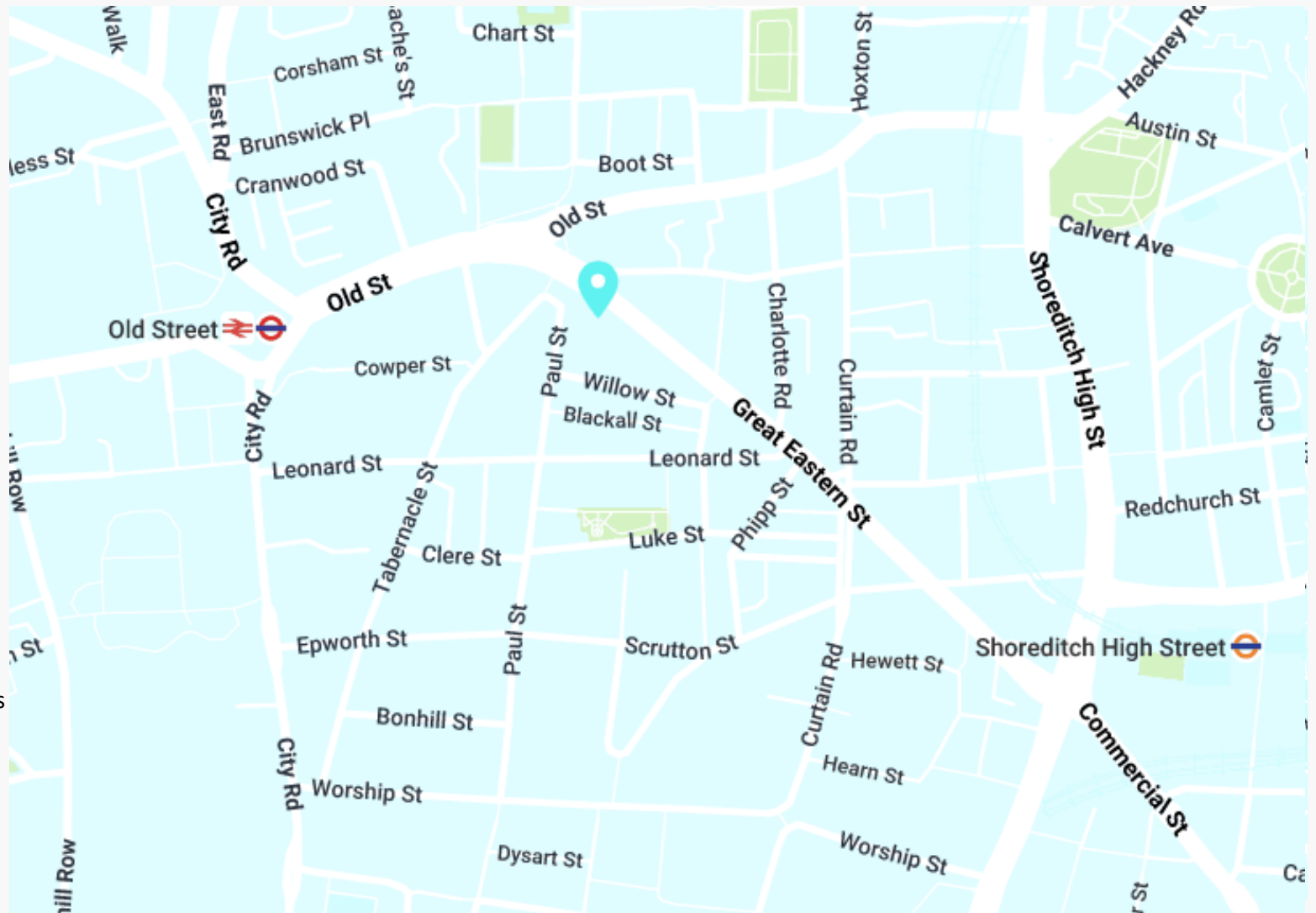
Liverpool Street – 15 Mins Walk



AREA

Located in the heart of Shoreditch, the building occupies a prominent position within the 'Shoreditch Triangle'. It enjoys excellent connectivity, being adjacent to Shoreditch High Street Station and a short walk from Liverpool Street and Old Street stations. The area remains one of London's most vibrant hotspots, home to niche retailers, trendy restaurants, bars, private members' clubs, new hotels, and residential developments.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ.FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd Floor	1,725	Available	£52.50	£21.00	£7.50	£11,644.00

LEASE

Available by way of new lease to be contracted outside of the Landlord and 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 applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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