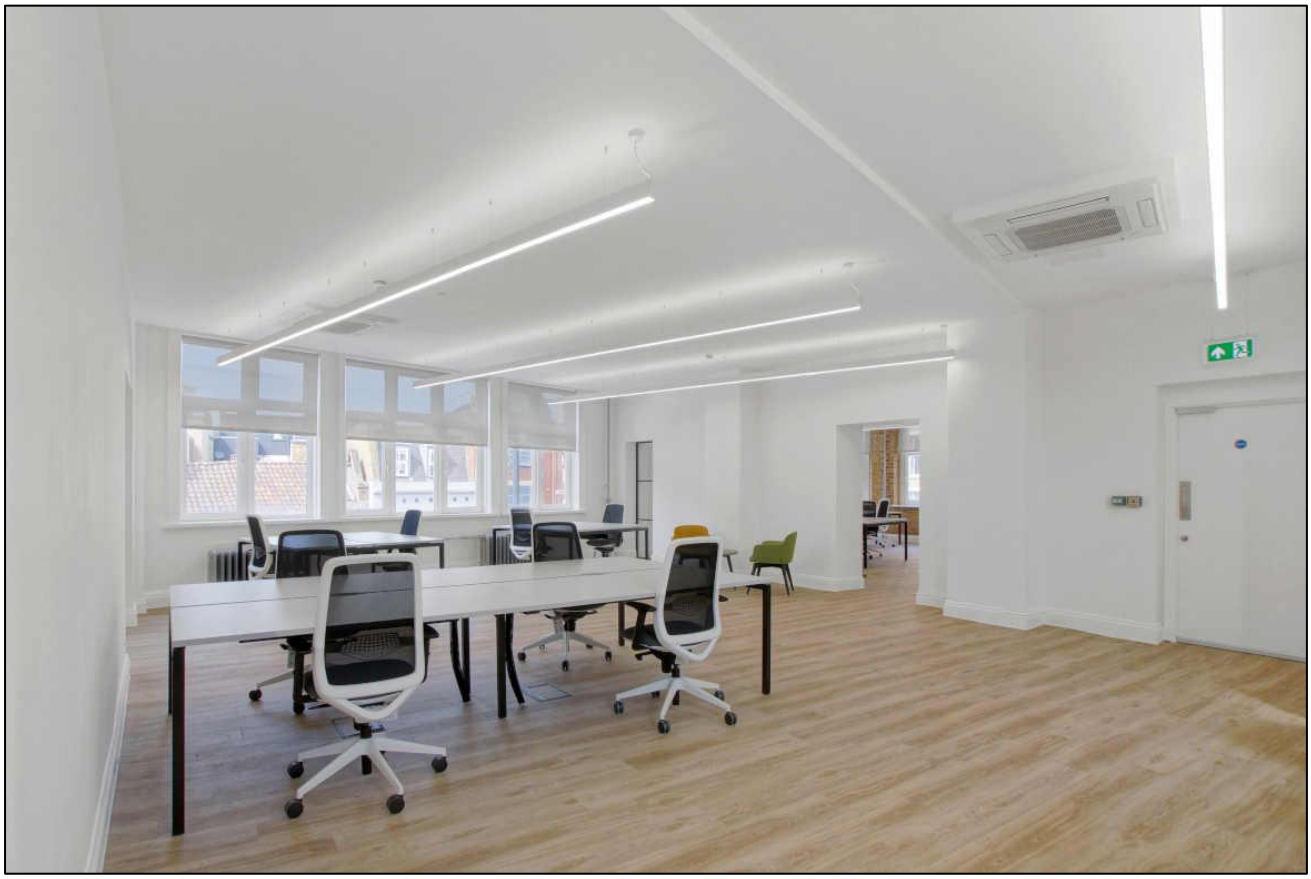
Commercial Office Space
1,600 – 3,345 sq. ft.
Fully fitted & furnished office space within a stunning Victorian building

TO LET

Zenith House, 155 Curtain Road, Shoreditch EC2A 3QY



LOCATION

The building is prominently located on the corner of Old Street and Curtain Road within the heart of Shoreditch. With Old Street, Shoreditch High Street and Liverpool Street stations all within a 10 minute walk of the building, it is very well connected – not to mention the wide array of cafes, restaurants and bars on the doorstep.

TRANSPORT

Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Various bus routes

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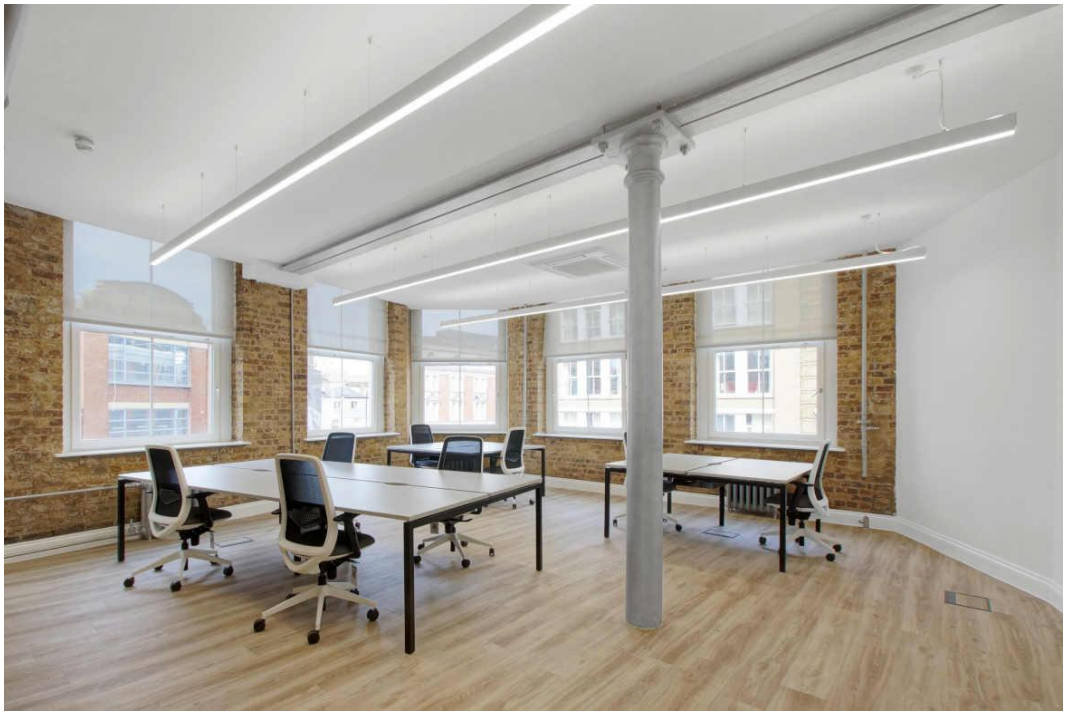





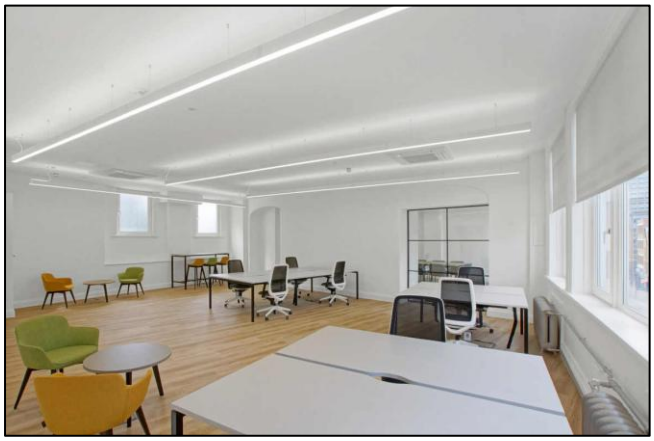



DESCRIPTION

These office floors have been refurbished fitted and furnished to provide 16 desks and a meeting room on each floor.

The floors benefit from excellent natural light, air conditioning / heating, power and network cabling, enclosed kitchenettes and demised WCs.

AMENITIES

- Newly refurbished, fitted & furnished
- 16-32 desks
- 1 meeting room per floor
- Modern LED lighting
- Heating & cooling
- Breakout seating
- Enclosed kitchenettes
- Demised WCs

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,600	148.6
Second	1,745	162.1
Total	**3,345**	**310.7**

LEASE

New lease direct from the freeholder, for a minimum guaranteed term of 3 years.

RENT

Floor	Per Sq. Ft.	Per Annum
Third	£39.50	£63,200.00
Second	£39.50	£68,927.50

FIXED SERVICE CHARGE & INSURANCE*

Floor	Per Sq. Ft.	Per Annum
Third	£7.00	£11,200
Second	£7.00	£12,215

*Fixed service charge and insurance figure is subject to annual increases of 5%.

BUSINESS RATES

Floor	Per Sq. Ft.	Per Annum
Third	£14.19	£22,710.00
Second	£14.46	£25,225.00

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£97,110.00	£8,092.50
Second	£106,367.50	£8,863.96
Total	**£203,477.50**	**£16,956.46**

PLEASE CONTACT

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