

**19 BETHNAL  
GREEN ROAD, E2**

452-926 SQ FT  
CHARACTERFUL OFFICES FOR RENT  
SHOREDITCH, E2



CLARA'S  
DELL WINE & BISTRO

Shuffle Club

Shuffle Club

IT HAS  
TO  
BE PLAY

COCKTAILS + PIZZA

COCKTAILS + PIZZA

EST. 1880 THE KN...





## DESCRIPTION

Two self contained beautiful warehouse offices, which can be let together or separately.

Both spaces offer inspiring working areas with great ceiling heights, exposed wooden beams, original timber flooring and are flooded with natural light. Occupiers will benefit from the amenities within the ground floor bar and terrace.

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



GREAT CEILING  
HEIGHTS



VICTORIAN WAREHOUSE  
CONVERSION



ORIGINAL  
FLOORING



PRIME  
LOCATION



NEWLY  
REFURBISHED



EXCELLENT  
NATURAL LIGHT



ROOF TERRACE



OPEN PLAN

## CHARACTERFUL OFFICES FOR RENT



## TRANSPORT

Shoreditch High Street – 1 Mins Walk



Old Street – 10 Mins Walk



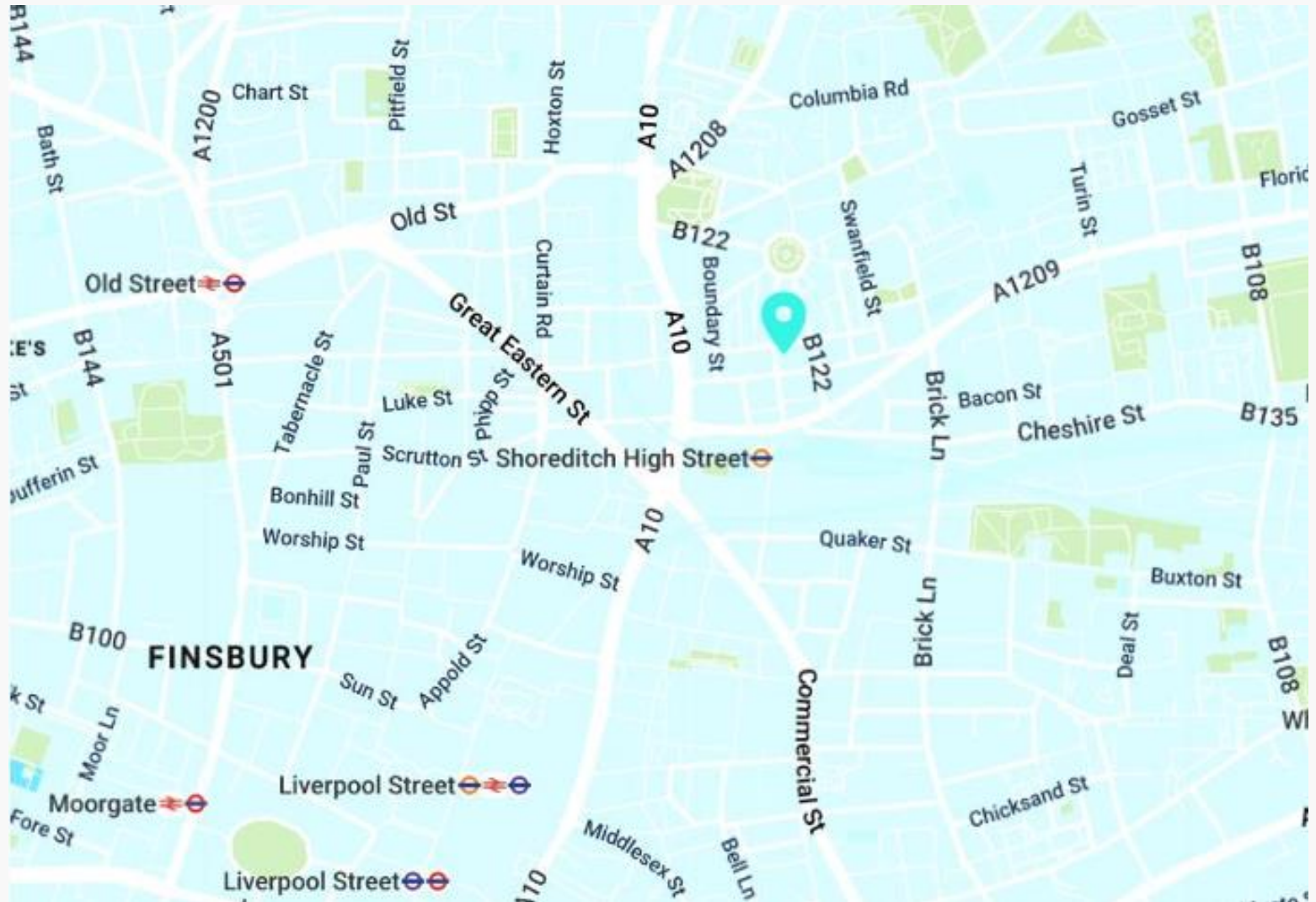
Liverpool Street Station – 12 Mins Walk



## AREA

The premises is in the heart of Shoreditch, virtually opposite Shoreditch High St station and Boxpark, Tea Building, Shoreditch House and Redchurch Street. The unit is located above Shuffle Club a beautiful leisure venue with roof terrace and private hire facilities. The area is well known for its wide variety of bars, shops and restaurants and would be of strong interest to creative occupiers.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Second Floor Front	452	Available	£70	Included	Included	£2,636
Second Floor Rear	474	Available	£70	Included	Included	£2,765
Total	926	Available	£70	Included	Included	£5,392

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately

### CONTENT

[View on our website](#)



### RATES

The business rates are included in the rent.

### VAT

VAT is applicable.

# VIEWINGS VIA SOLE AGENTS

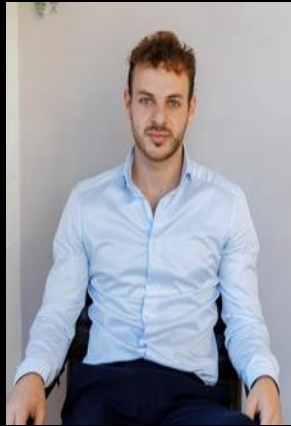
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