

**144 - 145 SHOREDITCH
HIGH STREET,
EI**

1,531 SQ. FT.
FULLY-FITTED PLUG & PLAY OFFICE SPACE IN
SHOREDITCH, EI

DESCRIPTION

This first-floor office on Shoreditch High- Street provides fully-fitted and characterful office space.

The demise occupies the first floor of this period building and is accessed via a shared entrance from Shoreditch High Street. The office benefits from 18 desks, a 6–8-person meeting room, call booths, kitchenette and multiple breakout spaces.

AMENITIES



KITCHENETTE



EXCELLENT
NATURAL LIGHT



E CLASS USE



WC FACILITIES



EXCELLENT
TRANSPORT LINKS



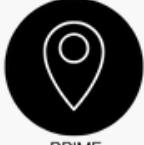
FULLY FITTED



WAREHOUSE
STYLE FEATURES



GREAT CEILING
HEIGHTS



PRIME
SHOREDITCH

FIRST FLOOR CREATIVE OFFICE IN THE HEART OF SHOREDITCH





TRANSPORT

Shoreditch High St – 4 Mins Walk



Old Street– 11 Mins Walk



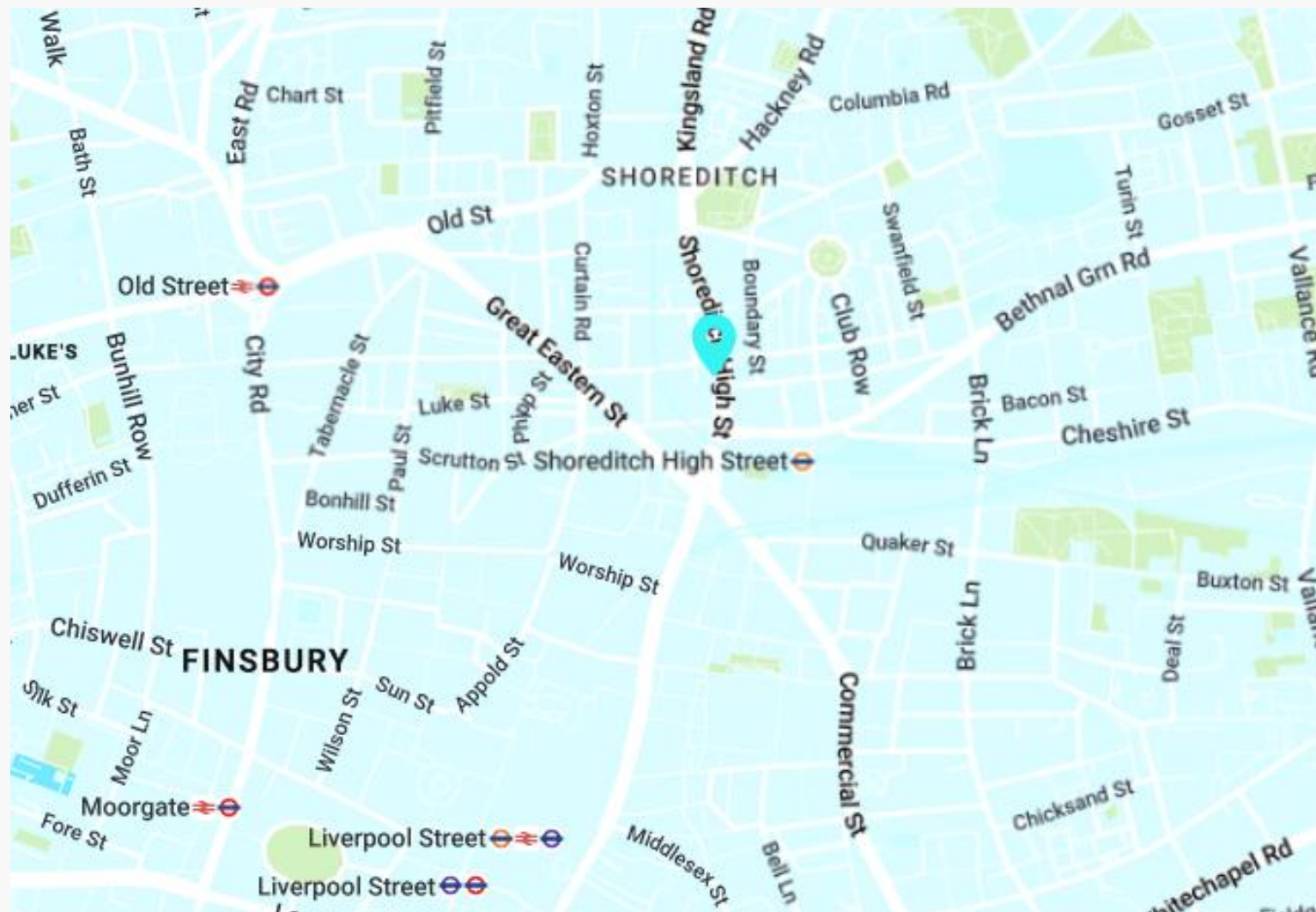
Liverpool Street – 12 Mins Walk



AREA

Located on Shoreditch High Street, the office is moments from Shoreditch House and BOXPARK. Shoreditch High Street Overground Station is on the doorstep and both Old Street and Liverpool Street stations are within ten minutes walking distance. You are spoiled for choice when it comes to bars, restaurants, independent coffee houses, hotels and leisure facilities.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st	1,531	Available	£35	£20.00	£2.50	£7,336

LEASE

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

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

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

STIRLING ACKROYD

020 911 3666

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740110063



DANIEL JACKSON
AGENCY
dj@belcor.london
07725203254

020 7375 3444
www.belcor.london