



24 Rivington Street

Shoreditch, EC2A 3DU

To Let. 942 sq. ft. self contained Victorian warehouse building in the heart of the Shoreditch triangle.

942 sq ft

(87.51 sq m)

- Self Contained Building
- Character Warehouse
- Arranged Over Three Storeys
- Great Location
- Rear Courtyard
- New Lease

24 Rivington Street, Shoreditch, EC2A 3DU

Summary

Available Size	942 sq ft
Rent	£35,000 per annum
Rates Payable	£11,648 per annum
Rateable Value	£22,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property is a self contained building arranged over three storeys with a glazed frontage and its own entrance from the street, making it perfect for a design studio with showroom. The Ground Floor is open plan with built in shelving unit and access to a private rear courtyard. space. The original windows to the rear of the Ground Floor studio have been obscured to provide more wall space for its former use as a gallery but these could be reinstated to increase natural light if required. The upper floors both have dual aspect windows and provide an ideal creative environment with excellent natural light, painted brick walls and original fireplaces. There is a kitchenette and WC to the First Floor and also a WC on the Second Floor.

Location

Great location on Rivington Street between Charlotte Road and Great Eastern Street, just 5 minutes walk from Old Street Underground Station and within 10 minutes walk of Liverpool Street and Shoreditch High Street Overground Stations.

Accommodation

The accommodation comprises of the following

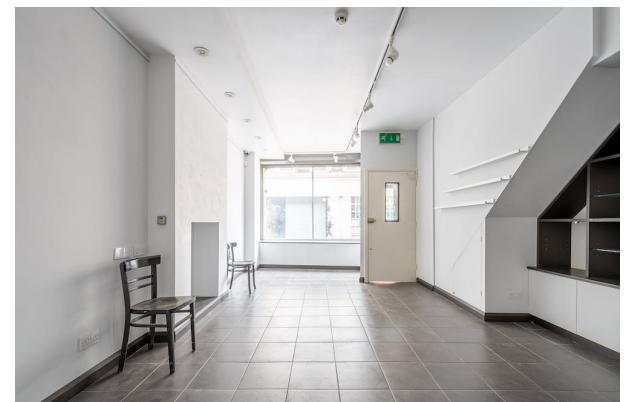
Name	Sq ft	Sq m	Rent	Rates Payable	Service Charge	Total /month	Total /year
Unit - Grd, 1st & 2nd	942	87.51	£35,000 per annum	£11,648 /annum	n/a	£3,887.32	£46,647.84
Total	942	87.51				£3,887.32	£46,647.84

Viewings

My prior appointment with Fyfe Mcdade Commercial.

Terms

A new FRI lease will be made available for terms to be agreed at an asking rent of £35,000 per annum. All other terms and conditions by negotiation.



Viewing & Further Information



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