



To Let

**High quality fully fitted accommodation
adjacent to the Old Street roundabout - single
private floors of 4,202 sq ft**

- Linen Court is WeWork's HQ product - so no WeWork branding or co-working, just fully fitted single or multiple floors available on all-inclusive terms
- All-inclusive managed solution including rent, rates, s/c, utilities, capex and reinstatement
- New fully fitted space on Levels 4, 9 and 10 and part fitted accommodation on 5, 6 and 8
- c. 2,000 sq ft terrace on level 10
- Each floor has a private shower, plus secure bike storage within the building
- Exceptional views of Silicon Roundabout
- 2 minute walk from Old Street and Shoreditch High

Street Stations

- Ability for occupiers to use both local and wider amenities in WeWork portfolio

Linen Court

10 East Road, Shoreditch, London, N1 6AD

4,202 to 25,212 sq ft

390.38 to 2,342.27 sq m

Reference: #65853

Linen Court

10 East Road, Shoreditch, London, N1 6AD



Summary

Available Size	4,202 to 25,212 sq ft / 390.38 to 2,342.27 sq m
Rent	£90 - £170 per sq ft all Inclusive fully managed solution (rent, rates, s/c, utilities, capex, reinstatement), subject to lease term and start date
Service Charge	N/A
Estate Charge	N/A
EPC	E (102)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
10th - Fully fitted (w terrace)	4,200	390.19	Available
9th - fully fitted	4,202	390.38	Available
8th - part fitted	4,202	390.38	Available
5th - part fitted	4,202	390.38	Available
6th - part fitted	4,202	390.38	Available
4th - fully fitted	4,202	390.38	Available
Total	25,210	2,342.09	

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