

20 EBENEZER STREET

SHOREDITCH, N1 7NP

FOREST
REAL ESTATE

TO LET

2,500 TO 5,597 SQ FT

Self Contained Ground Floor Retail/Leisure/Office Unit with Loading.

Key Features

- Self Contained
- Excellent Natural Light
- Secure Electric Shutters
- Loading
- Great Ceiling Heights
- Multiple WC's and Showers
- Air Conditioning
- Excellent Transport Links

Pickwick House, 20 Ebenezer Street
Shoreditch, N1 7NP



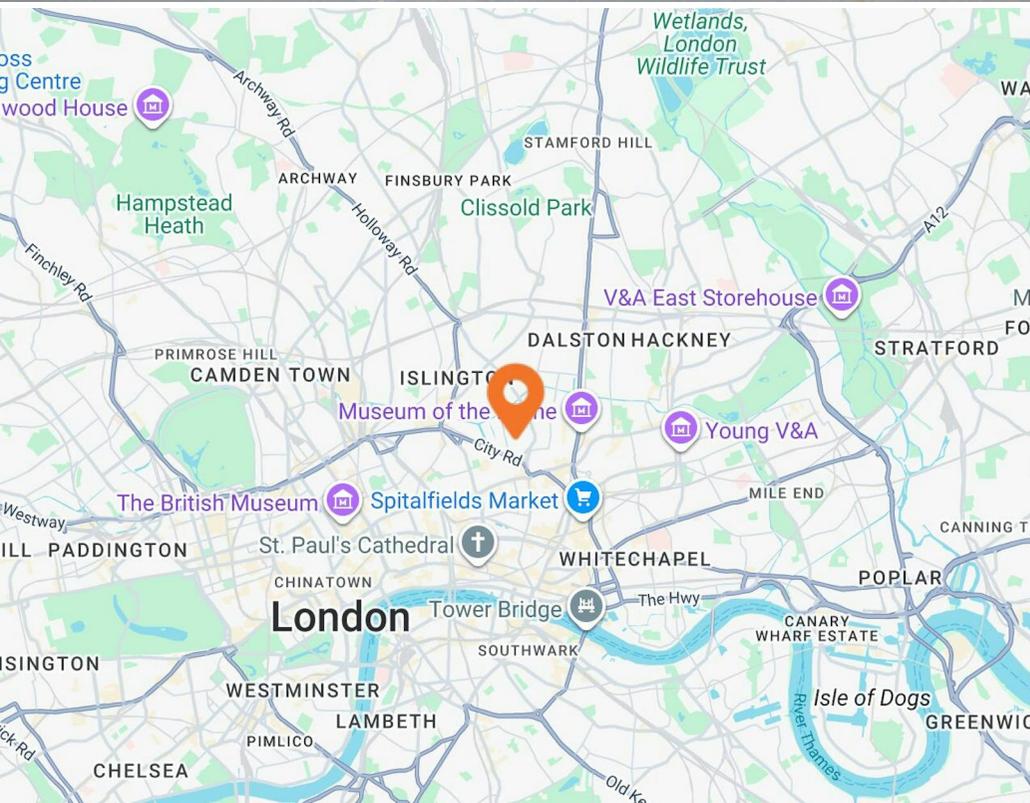


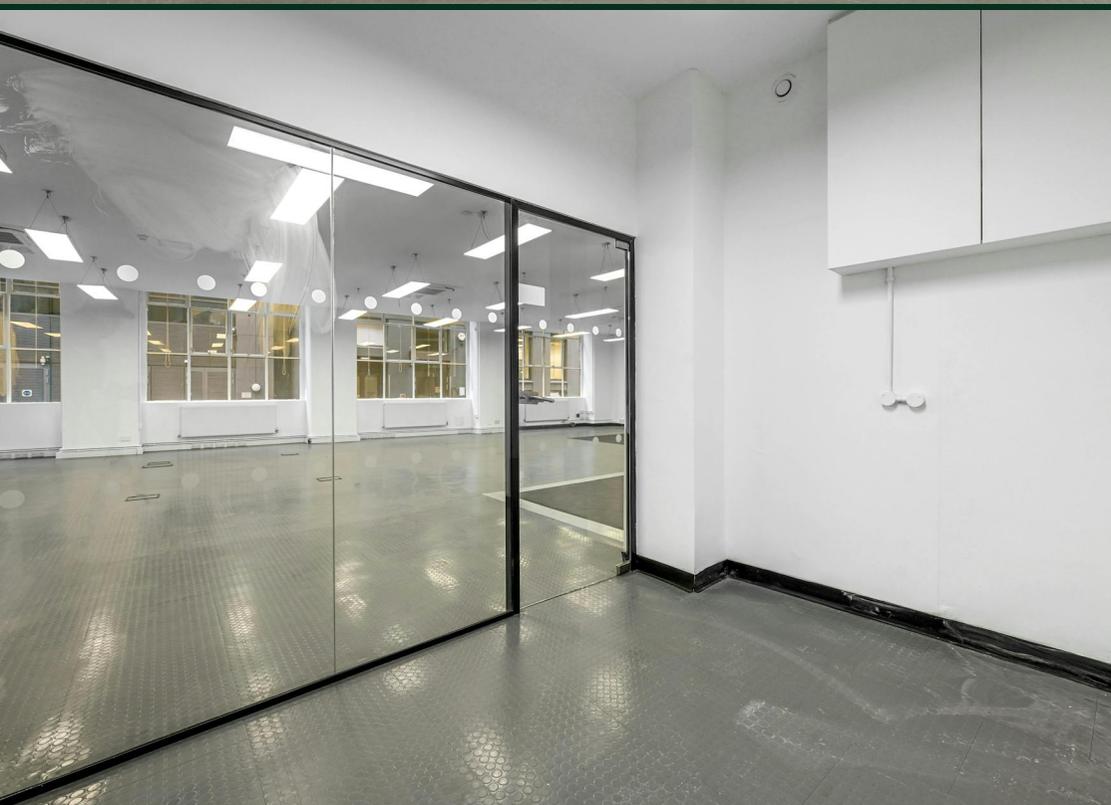
Description

Pickwick House offers an excellent ground-floor space just moments from Old Street roundabout. The property is suitable for a variety of retail, leisure, and office occupiers. In addition to its strong transport connections, the space is equipped with meeting rooms, two kitchenettes, WC facilities, and air conditioning. Presented in a blank-canvas condition, the unit provides significant flexibility and opportunity for prospective tenants, further enhanced by its unique ground-floor loading capabilities.

Location

This property benefits from excellent transport links including Old Street, Shoreditch High Street, and Liverpool Street stations, along with numerous bus routes, while also placing occupiers in the heart of the vibrant Old Street and Shoreditch scene. The surrounding area offers a diverse mix of bars, restaurants, and cafés, from contemporary cocktail venues to relaxed dining spots, creating a lively atmosphere and a varied, globally inspired food and drink offering.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	2,500	232.26	Available
Ground - Unit 2	3,097	287.72	Available
Ground - Whole	5,597	519.98	Available

Lease	New Lease
Rent	£32.50 per sq ft
Rates	TBC
Service Charge	£5 per sq ft
VAT	Applicable
EPC	On application

Contact

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