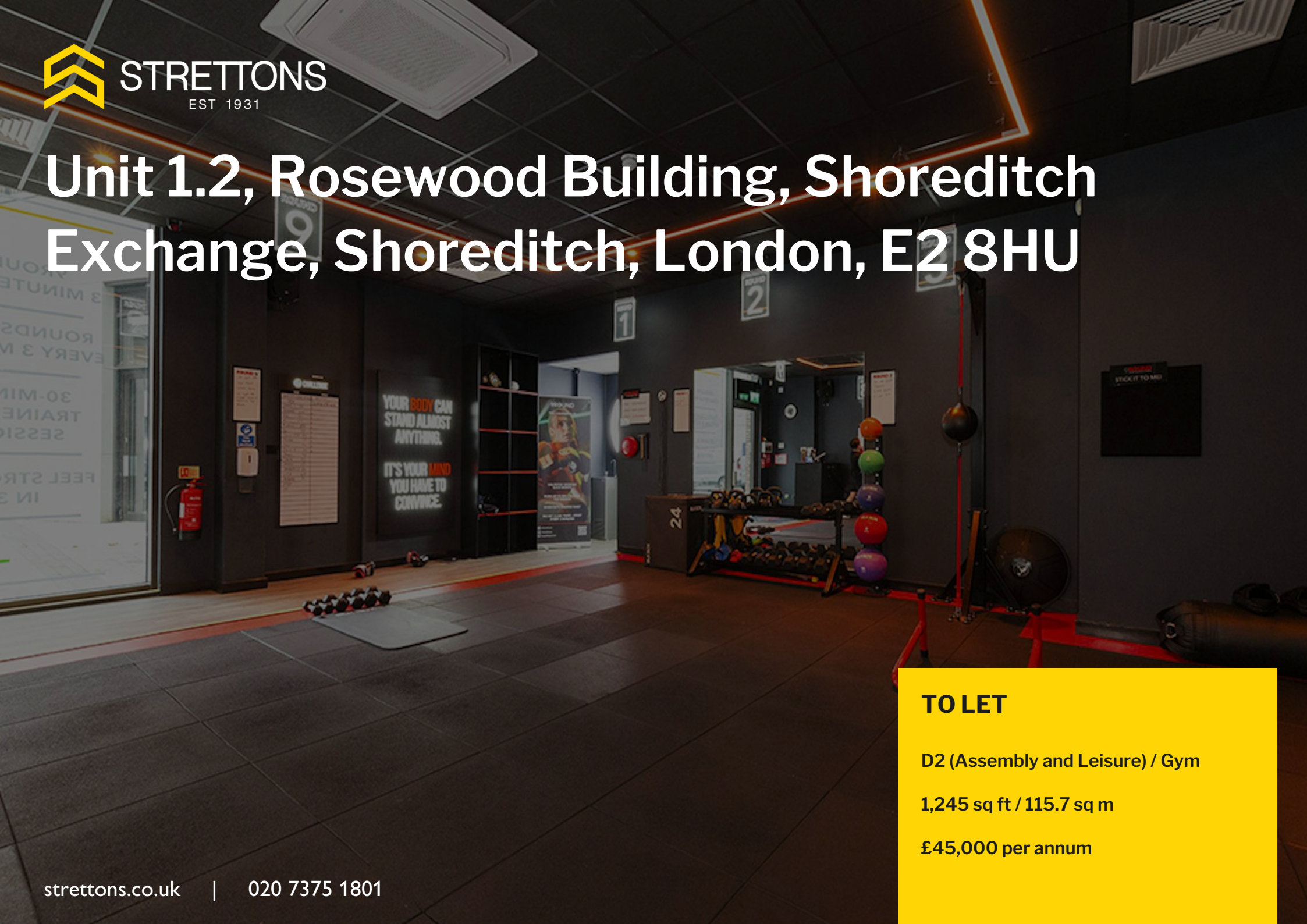


Unit 1.2, Rosewood Building, Shoreditch Exchange, Shoreditch, London, E2 8HU



TO LET

D2 (Assembly and Leisure) / Gym

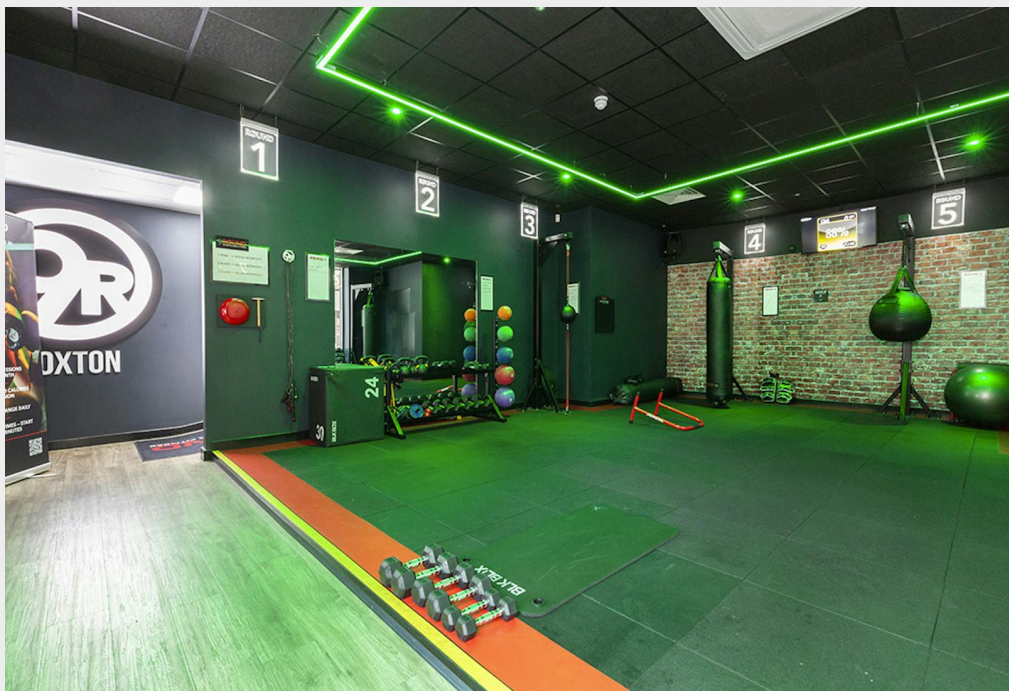
1,245 sq ft / 115.7 sq m

£45,000 per annum

Fully Fitted Gym Unit To Let



- Air conditioning
- Concrete screed and surfaced flooring
- Fitted WC, shower and changing room/locker rooms
- Staff kitchenette/back office
- Excellent floor to ceiling heights
- Glazed entrance/frontage

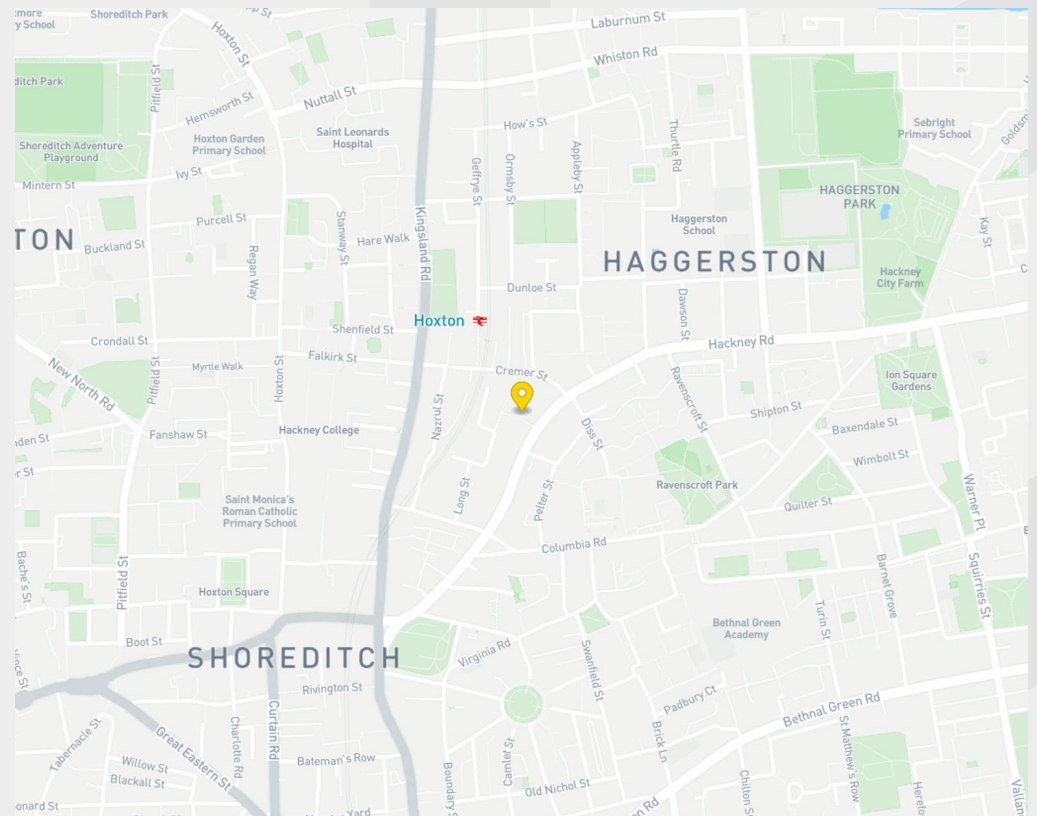


Description

Commercial unit currently fitted out as gym/PT studio. Unit benefits from extensive Cat-B fit-out including air conditioning, WC/shower and changing facilities, staff kitchenette and back office room, screed concrete with surfaced flooring, and full M&E perfect for a gym or fitness operator.

Location

The scheme lies immediately adjacent to Hoxton Overground station, and transport links at Old Street, Shoreditch High Street and Liverpool Street stations are all within reach. This is a fast emerging residential and commercial neighborhood in a location that blurs the boundaries between Shoreditch and Hackney. Shoreditch Triangle, Hoxton Square, Columbia Road market and Broadway Market all help contribute to the vibrancy of the area.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service Charge (sq ft)	Availability
Unit - 1.2	1,245	115.7	£45,000.00 per annum	£15,345 /annum	£1.63	Available

Tenure

New Lease

EPC

B (39)

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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