



**TO LET**

**3rd Floor, 5-11 Worship Street, Shoreditch, London, EC2A 2BH**

2,319 sq ft

Plug and Play office with private balcony



**VIDEO TOUR**

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## Description

The available space is located on the third floor of this recently refurbished building available immediately. The building is accessed via an attractive entrance lobby. The space is available either fully furnished and benefits from excellent natural light and a private balcony. There is currently a meeting room and board room in-situ alongside demised showers, kitchenette / meeting room and cycle storage. The unit would be suitable for a variety of occupiers.

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## Location

Ideally located close to the junction of Worship Street and City Road, the building benefits from excellent transport links with the Northern Line (Moorgate and Old Street) and the Hammersmith & City Line (Moorgate) as well as the National Rail and overground lines at Liverpool Street. The local area boasts a wide range of restaurants, bars, cafes and gyms.

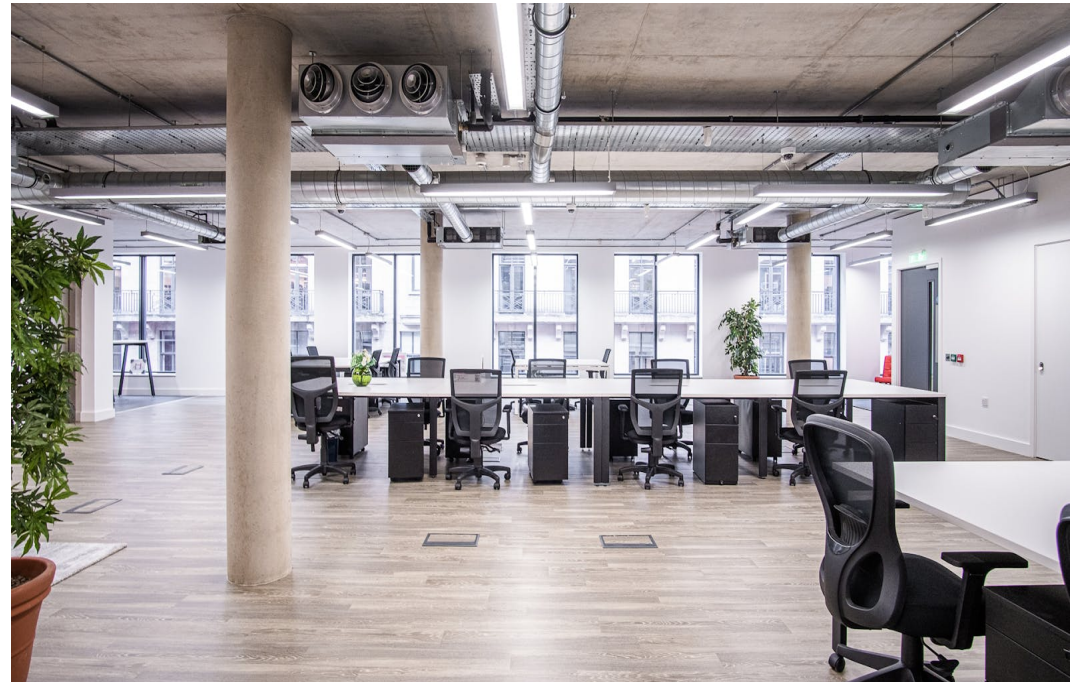
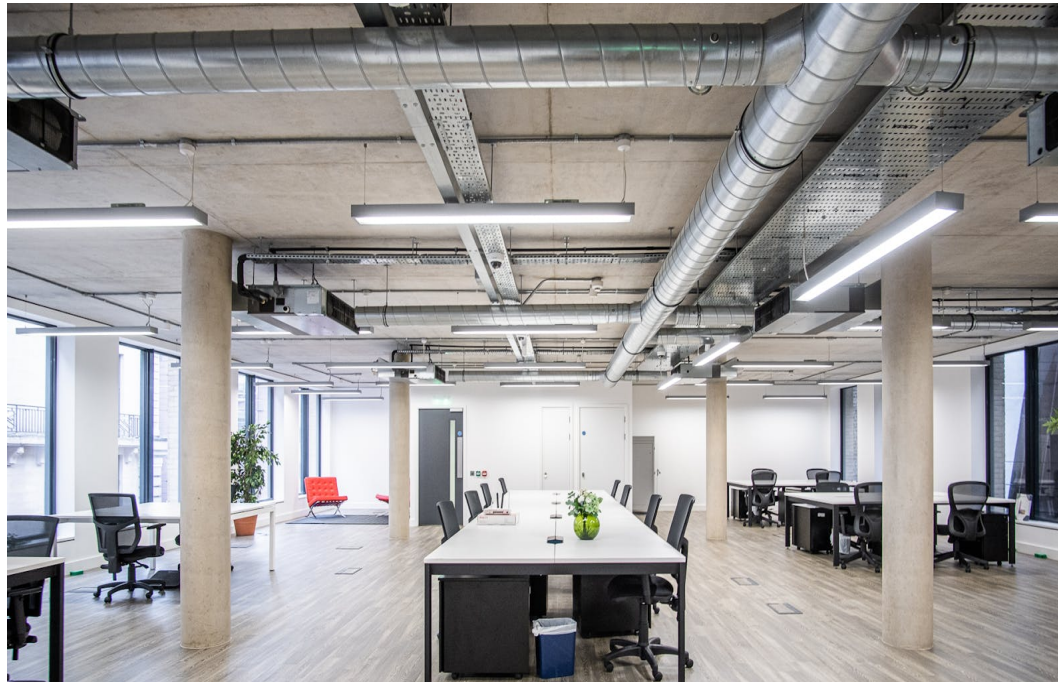
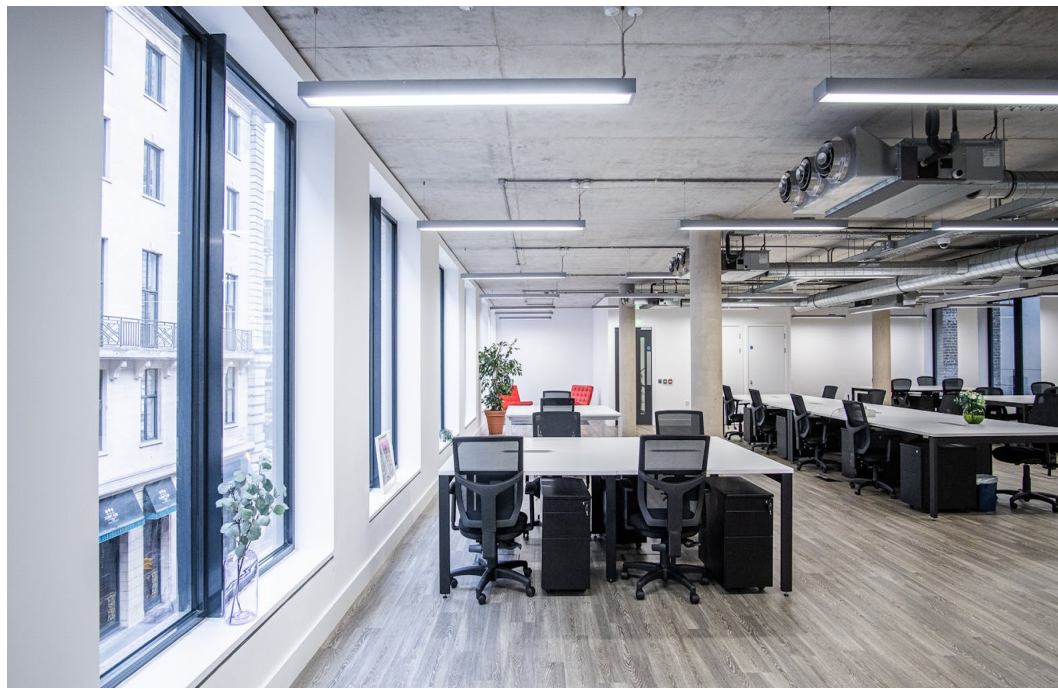
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## Key points

- Third floor - 2,319 square feet
- Superb natural light
- Private balcony
- Thirteen person passenger lift
- Demised WCs and shower facilities plus cycle storage
- Available fully fitted and furnished
- Meeting rooms
- Fully accessible raised floor



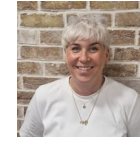




## Rents, Rates & Charges

|                |                  |
|----------------|------------------|
| Lease          | New Lease        |
| Rent           | £49.50 per sq ft |
| Rates          | £21 per sq ft    |
| Service Charge | £5.70 per sq ft  |
| VAT            | Applicable       |
| EPC            | B (39)           |

## Viewing & Further Information



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