



TO LET

**40 Great Eastern Street,
London, EC2A 3EP**

1,259 to 2,518 sq ft

**Stunning open plan fully
fitted warehouse office
floors**



Description

Amazing office building with 2 floors remaining comprehensively refurbished.

The floors are simply stunning with timber flooring, large windows, attractive glazed critall meeting room, private wc's and kitchen

The open plan layout allows for excellent natural light throughout and the refurbishment has delivered exceptional floor to ceiling heights making this space a must see.

Location

40 Great Eastern Street is located on the junction of Curtain Road and only moments from both Old Street Roundabout and Shoreditch High Street. Located in the heart of the Shoreditch Triangle this area is widely regarded as the prime office district in Shoreditch. The surrounding area benefits from a thriving atmosphere with an active café culture and nightlife. Local bars and restaurants include The Hoxton Hotel, Gloria Trattoria, Flat Iron and Manteca, an abundance of retailers nearby at Box Park and Redchurch St.

Shoreditch High Street, Old Street, Liverpool Street and Moorgate Stations are all within walking distance. The area also provides various bus routes providing access to the City, West End, North and East London.

Key points

- First and Second floors available
- Fully fitted Grade II listed building, comprehensively refurbished
- Timber floors
- Excellent natural light
- Open plan layout with two meeting rooms
- Kitchen facilities
- Private WCs





Accommodation

Name	sq ft	sq m	Rent (sq ft)	Availability
2nd	1,259	116.96	£55	Available
1st - Office	1,259	116.96	£55	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£55.00 per sq ft
Rates	£15.76 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	C (74)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

Joint Agents

Ellis Brown (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 22/05/2024