



35-41 Folgate Street, London E1 6BX

**TO LET**

High-quality offices in Spitalfields

100 - 30,000 Sq Ft  
(9 - 2,787 Sq M)

## DESCRIPTION

These exceptionally high-quality serviced offices benefit from a top-floor terrace, kitchens, an extensive wellness programme, event space, secure cycle storage and showers. The impressive central atrium with auditorium seating is flooded with natural light, acting as the perfect social hub for the building. Adjacent is the beautiful Residents garden with al fresco seating - an ideal view for the offices above.

- ✔ Beautiful serviced offices
- ✔ Fully inclusive costs
- ✔ Roof terrace and garden
- ✔ Wellness Studio and bike storage
- ✔ Move-in quickly and be operational
- ✔ No agents fees!

## LOCATION

Folgate Street enjoys the ultimate location at the intersection of the City and Shoreditch, walking distance from the unbeatable amenities of both. Just a 4-minute walk from Shoreditch High Street station, and an 8-minute walk from Liverpool Street station, Folgate Street is superbly connected for travel across London and beyond.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>30,000</b>	<b>2,787</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

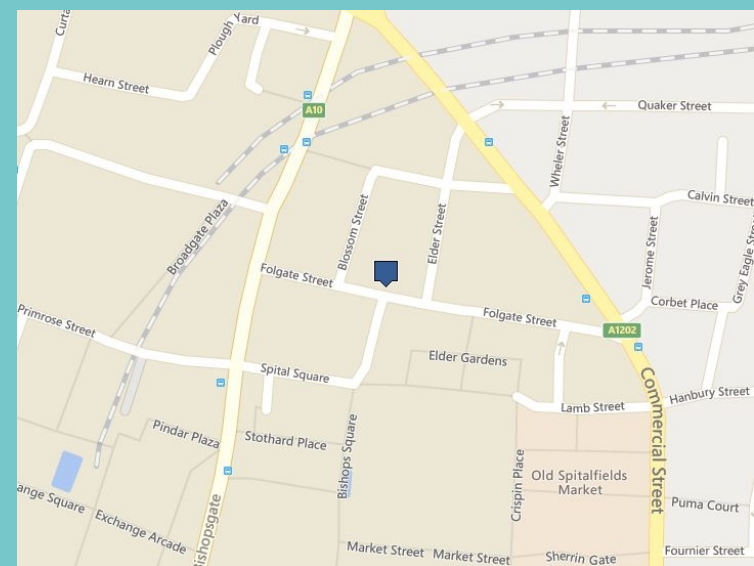
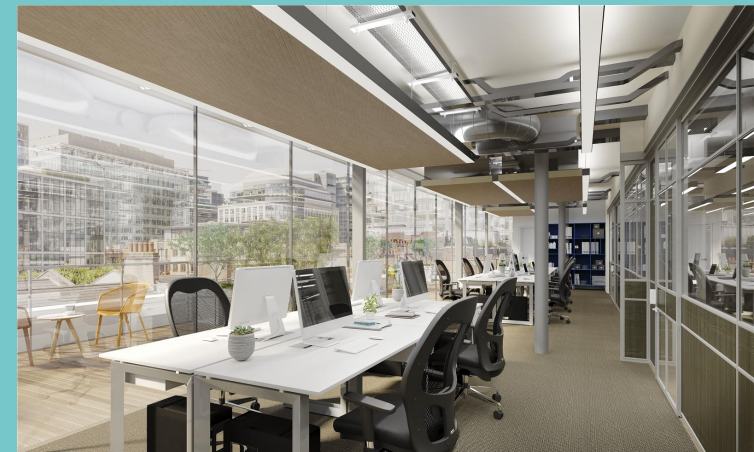
Flexible office license contracts do not require solicitors.

## BUSINESS RATES

Costs are fully inclusive of Business Rates.

## TERMS

Available via a fully inclusive flexible license contract.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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