

**NEWLY REFURBISHED
OFFICE SPACE**

**GREAT EASTERN
STREET
SHOREDITCH
EC2**

1,216 SQ FT

BELCOR


CITY FRINGE REAL ESTATE



DESCRIPTION

Occupying the first & second floors of part of this attractive former Pennybank Chamber building, providing excellent natural light and good ceiling heights. The floors are accessed at the rear of the property and are available either as separate self-contained units or as a whole.

AMENITIES

-  Newly refurbished
-  Great transport links
-  Great natural light
-  Open plan offices
-  Excellent ceiling height

PRIME SHOREDITCH OFFICE/STUDIO UNITS TO LET



BELCOR

GREAT EASTERN STREET
SHOREDITCH, EC2



LOCATION

Located at the busy junction of Great Eastern Street, Commercial Street and Shoreditch High Street in the heart of prime Shoreditch. The premises is situated amongst a host of bars & restaurants and some of the leading commercial occupiers in the City Fringe.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st /2 nd Floor	1,216	Available	£40.00	TBC	TBC	£4,053

TRANSPORT

OLD STREET

Northern Line

SHOREDITCH HIGH STREET

Overground

LIVERPOOL STREET

Metropolitan
Hammersmith & City
Central Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available Immediately

VAT

VAT is applicable

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

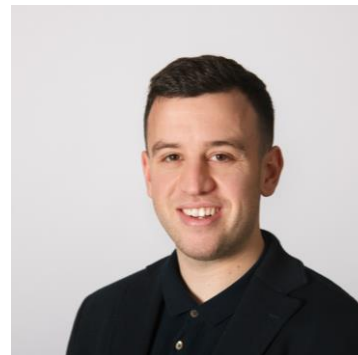
TEAM

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

JAMES DOFFMAN AGENCY



jd@belcor.london
07854 823 137