

**WAREHOUSE STYLE
SELF-CONTAINED
OFFICE UNIT**

**OLD NICHOL ST
SHOREDITCH E2**

1,755 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Nestled within the dynamic heart of Shoreditch, this remarkable property boasts an expansive open-plan office unit exuding a captivating warehouse-style ambiance.

It serves as an inviting haven for a diverse spectrum of forward-thinking creative, media, and tech occupiers

AMENITIES

-  Warehouse Style Office
-  Excellent transport links
-  Fantastic ceiling height
-  Meeting Rooms
-  Excellent natural light
-  Open Plan Space

OPEN PLAN WAREHOUSE STYLE OFFICE SPACE IN SHOREDITCH





LOCATION

These self-contained office units are in the heart of Shoreditch.

The building is situated next door the Tea building and just around the corner from both Shoreditch House and Box Park, being surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to a range of creative and media occupiers.

TRANSPORT

OLD STREET
Northern Line

SHOREDITCH HIGH STREET
Overground

LIVERPOOL STREET
Metropolitan
Hammersmith & City
Central Line

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 5/6	1,755	Available	£39.50	£7.00	£1.89	£7,077

LEASE

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

RATES

Rates are inclusive

TIMING

Available ASAP

VAT

VAT is applicable

VIEWINGS VIA JOINT AGENTS

BELCOR

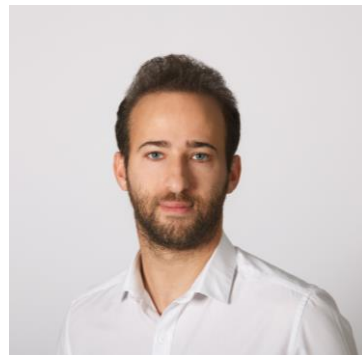
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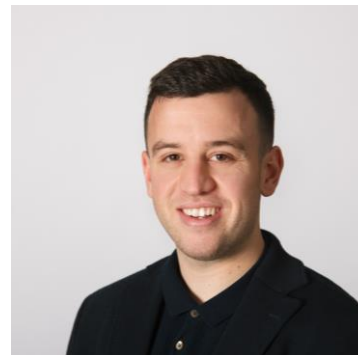
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