

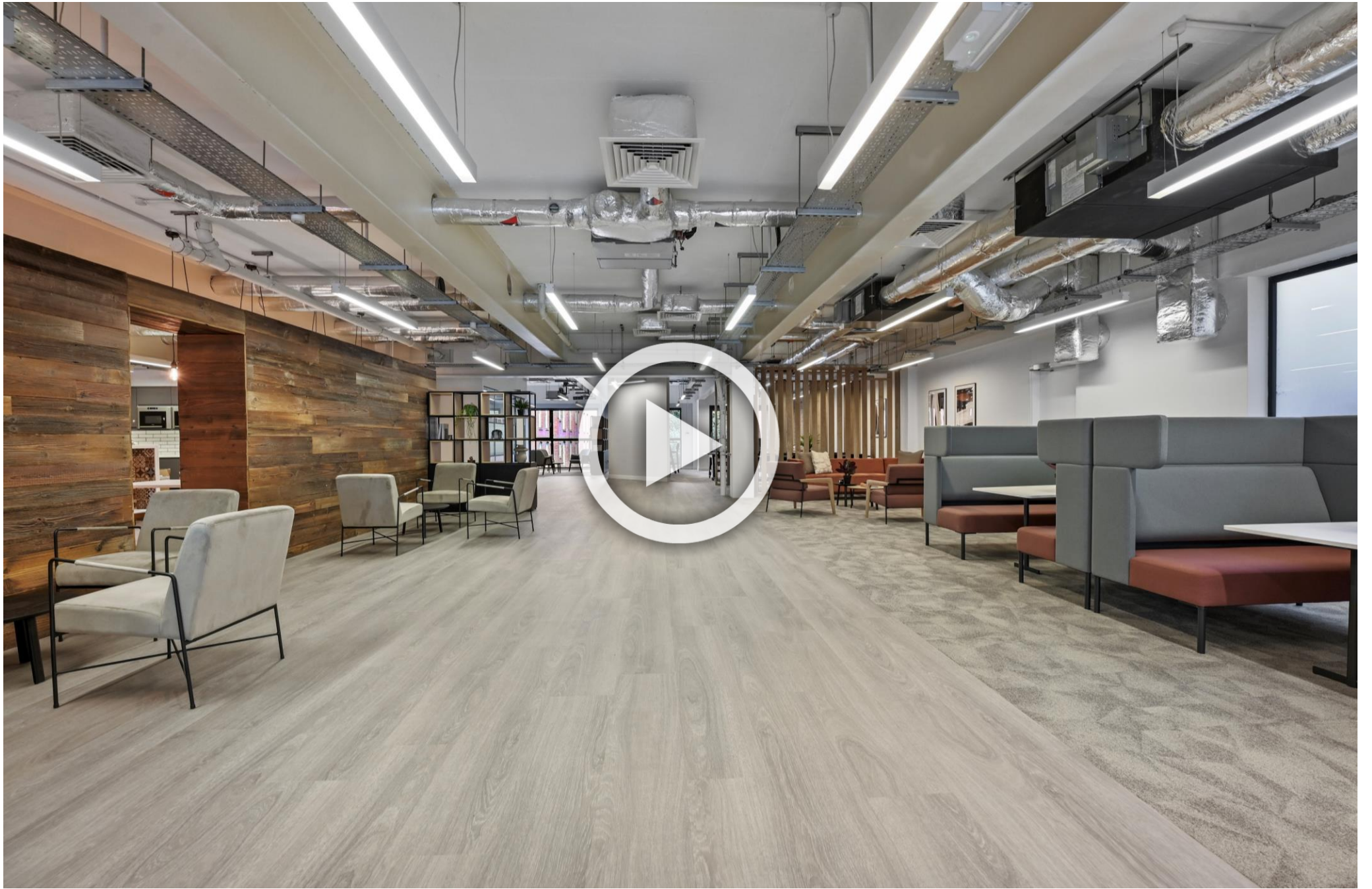
**PLUG & PLAY
WAREHOUSE STYLE
OFFICE**

**OLD NICHOL STREET
SHOREDITCH
E2**

6,236 SQ FT

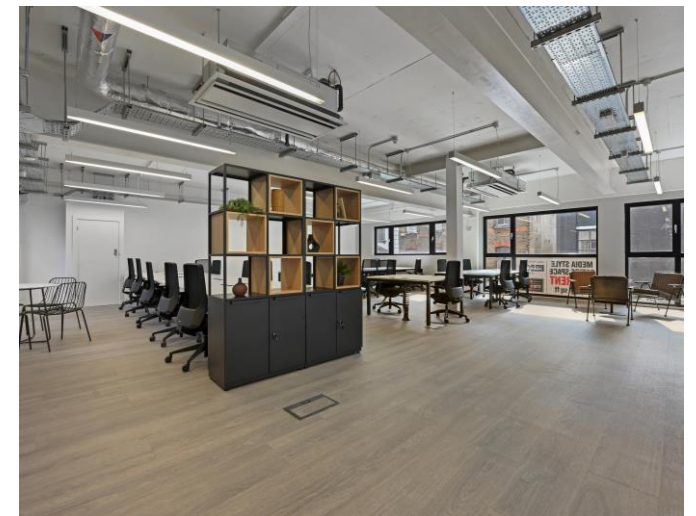
BELCOR

CITY FRINGE REAL ESTATE



BELCOR

OLD NICHOL STREET
SHOREDITCH E2



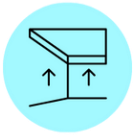
DESCRIPTION

This 1st floor office has recently undergone a full refurbishment to a CAT A+ specification, offering plug and play amenities, equipped with 50 desks, meeting rooms, breakout space, storage facilities and kitchenette. With dual aspect overlooking Redchurch Street and Old Nichol Street, the space would be of interest to a range of creative, media and tech occupiers.

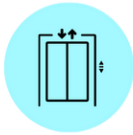
AMENITIES



FULLY FITTED



GREAT CEILING HEIGHTS



LIFT



AIR CONDITIONING



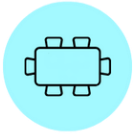
DESIGN LED FIT-OUT



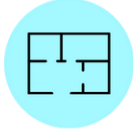
NEWLY REFURBISHED



EXCELLENT NATURAL LIGHT



MEETING ROOMS



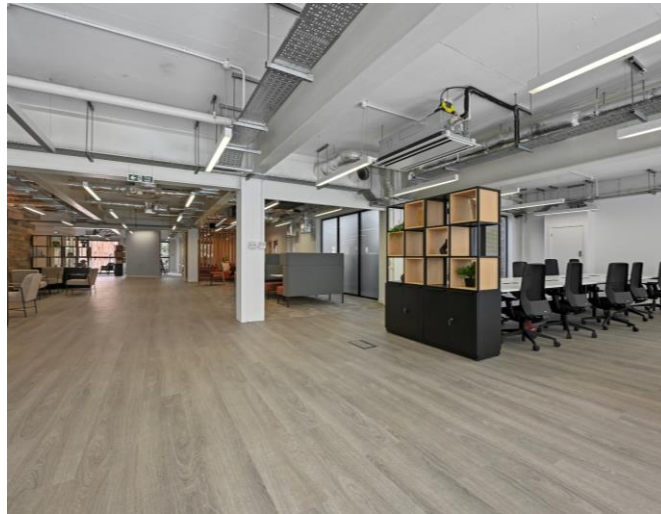
OPEN PLAN

FULLY – FITTED OFFICE IN THE HEART OF SHOREDITCH



BELCOR

OLD NICHOL STREET
SHOREDITCH E2



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	6,236	Available	£52.50	£12.50	£1.12	£34,360

LEASE

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

TIMING

Available immediately.

CONTENT

View on our website



RATES

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

VAT

VAT is applicable.

TRANSPORT

SHOREDITCH HIGH STREET – 5 mins



OLD STREET – 14 mins



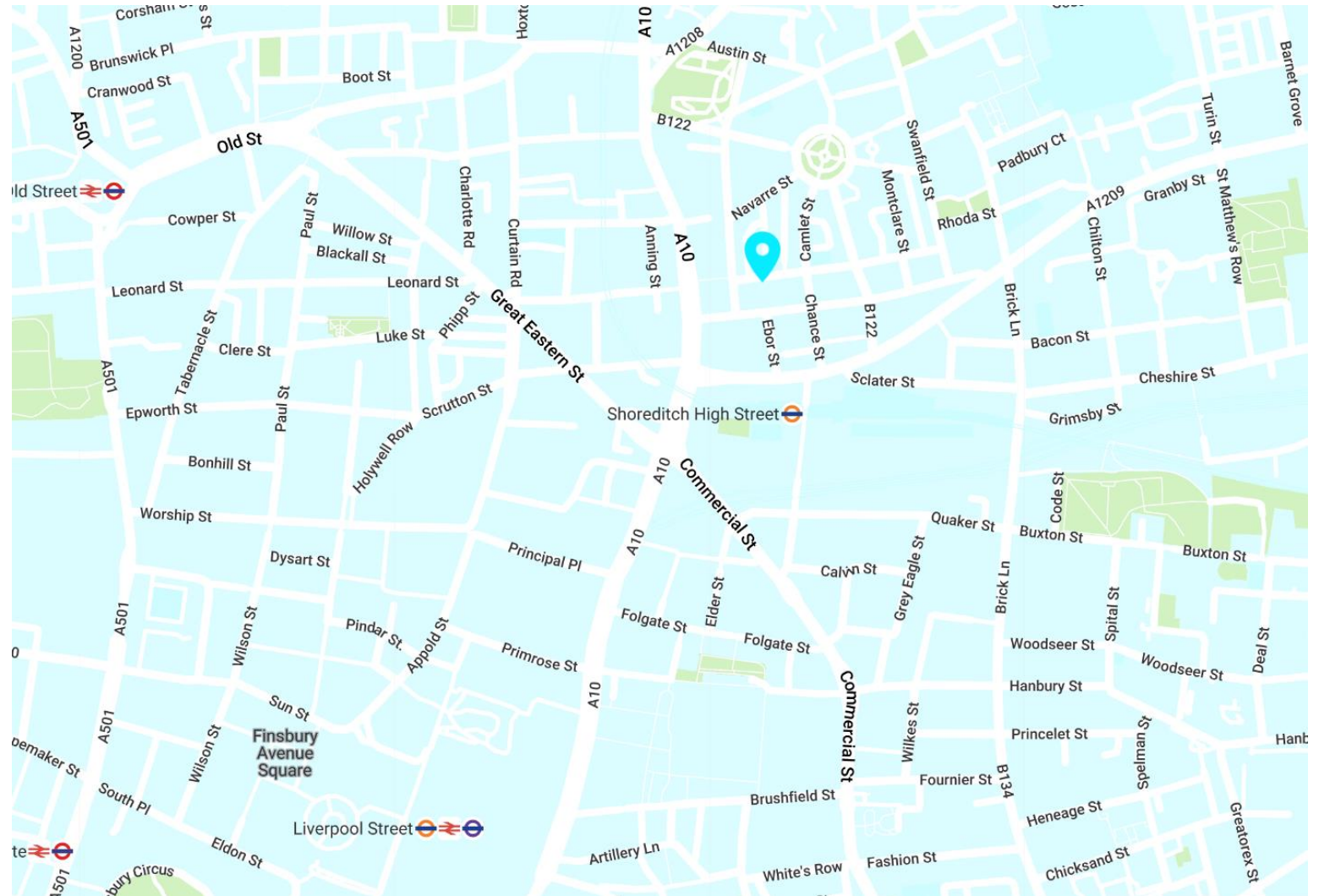
LIVERPOOL STREET – 15 mins



AREA

This self-contained space is located in the heart of Shoreditch. The building is situated next door to the Tea Building and just around the corner from Shoreditch House and Box Park. The building is surrounded by a wide variety of trendy Shoreditch bars, shops and restaurants and would be of strong interest to creative and media occupiers.

LOCATION



VIEWINGS VIA SOLE JOINT AGENTS

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