

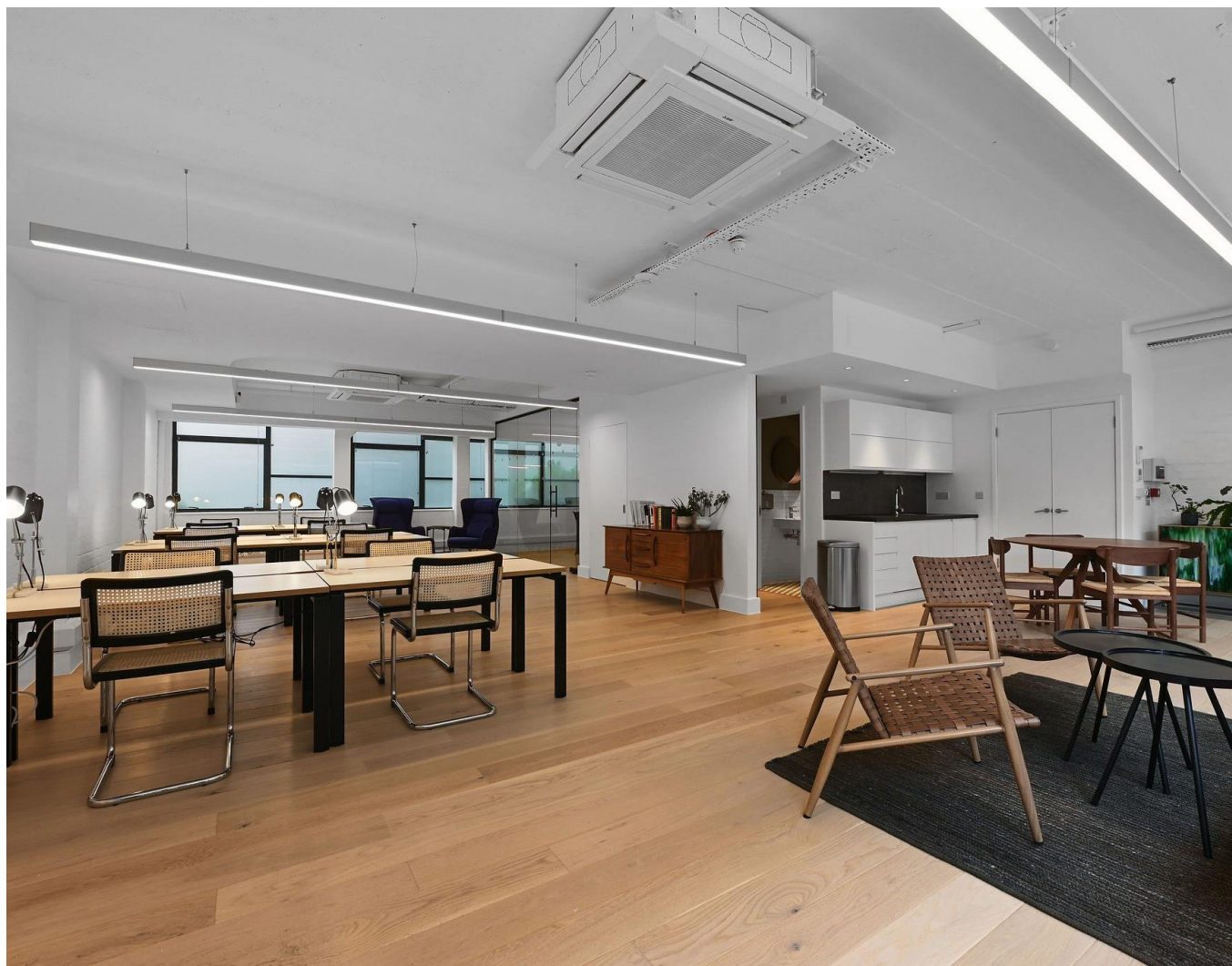
**SELF-CONTAINED
NEWLY REFURBISHED
MEDIA STYLE OFFICES**

**SHOREDITCH
WORKSHOPS
E2**

1,108-3,368 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

These 3 newly refurbished studio units available on the ground floor, include a kitchenette, Cat 6 hyper optic cabling, perimeter and floor data, power points and diagonal timber flooring. Furniture is available on request. The units also benefit from being fully self-contained.

AMENITIES



NEWLY REFURBISHED



DESIGN LED FIT-OUT



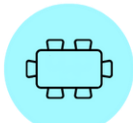
EXCELLENT
TRANSPORT LINKS



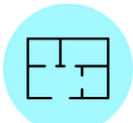
AIR CONDITIONING



24 HOUR ACCESS



MEETING ROOMS



OPEN PLAN



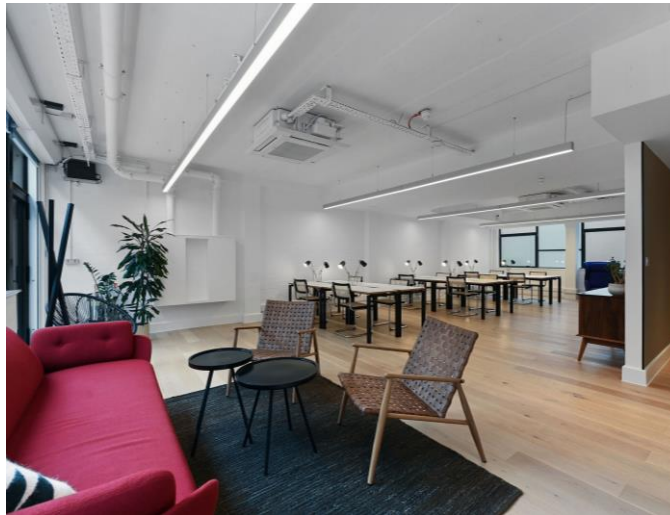
SELF-CONTAINED



PRIME LOCATION

PRIME SELF-CONTAINED OFFICE AVAILABLE IN THE HEART OF SHOREDITCH





TRANSPORT

Hoxton Station - 7 mins



Shoreditch High St - 12 mins



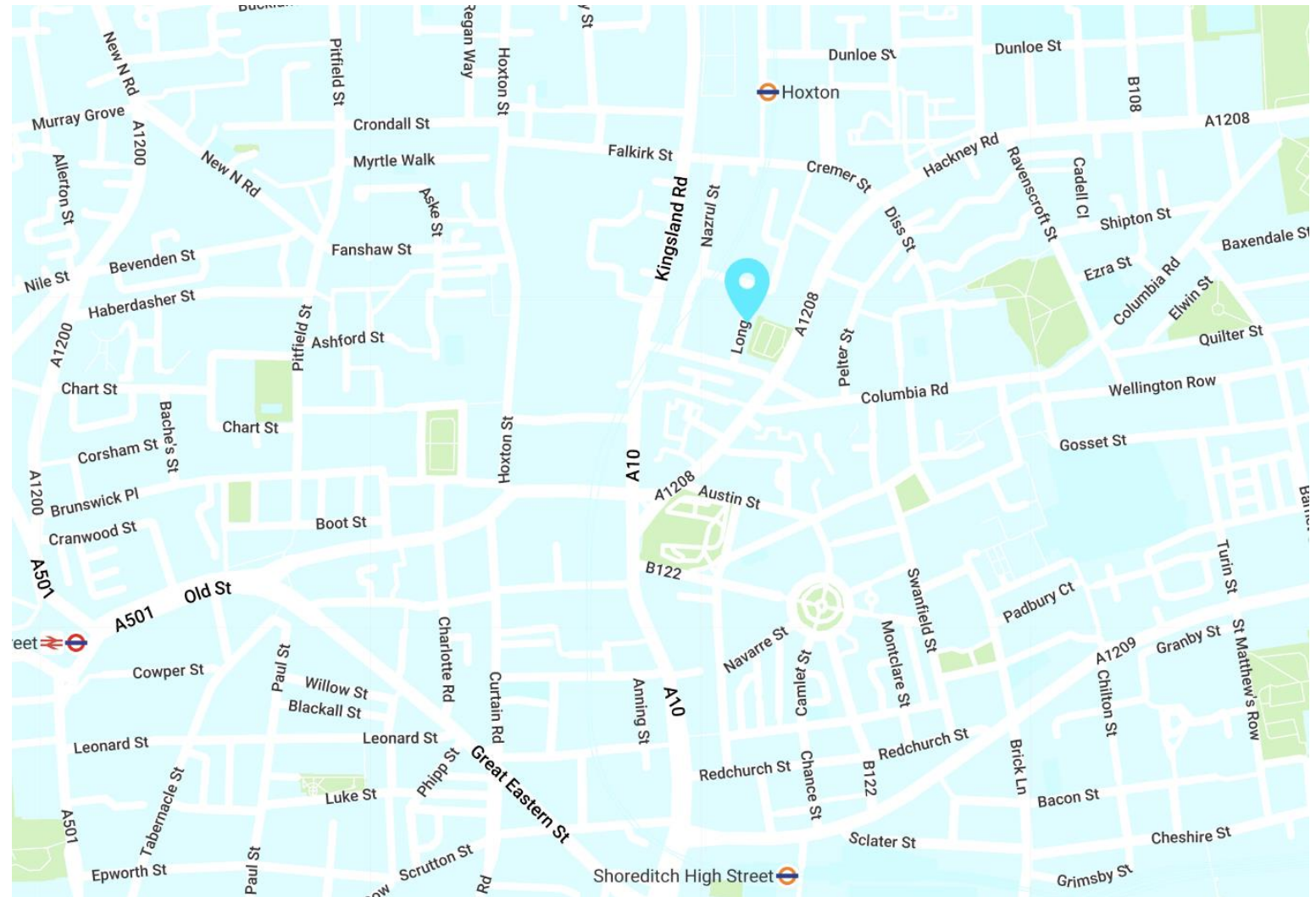
Old Street Station - 14 mins



AREA

Long Street is located in-between Hoxton & Shoreditch High Street in one of the most popular areas in London. Adjacent to Long Street is Shoreditch High Street & Hackney Road which are lined with restaurants, cafes, bars. The area is highly sought after by creative, digital & tech driven people and companies.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES(PSF)	SERVICE CHARGE (PSF)	(TOTAL PCM)	MANAGED (PCM)
5a	1,132	Available	£39.50	£16.50	£2.00	£5,471	£9,433
7a	1,108	Available	£34.50	£16.50	£2.00	£4,849	£8,679
9b	1,128	Available	£39.50	£16.50	£2.00	£5,452	£9,433

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.

VIEWINGS VIA JOINT AGENTS

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