

**REFURBISHED MEDIA  
STYLE OFFICES**

**7-10 LONG STREET  
SHOREDITCH  
E2**

**2,960 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**











## DESCRIPTION

This refurbished mixed use 1<sup>st</sup> floor property with design led cut aways to ensure maximum natural light to all floors and will be delivered as CAT A finish ready for tenant fit out will be of particular interest to a variety of E class uses.

## REFURBISHED OFFICE SPACE IN SHOREDITCH

## AMENITIES

-  Air Conditioning
-  Amazing transport links
-  Good ceiling height
-  Excellent Natural Light
-  Prominent Frontage
-  E Use Class



## LOCATION

7-10 Long Street is just a short walk from Hoxton station, being just a stones throw from the shops, restaurants and cafe's of Kingsland Road. Shoreditch High Street and Old Street stations are a 10 minute walk.

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES	SERVICE CHARGE (PA)	TOTAL (PCM)
1 <sup>st</sup>	2,960	Available	£37.50	TBC	£4.82	£10,438.93

## TRANSPORT

### SHOREDITCH HIGH STREET

Overground

### HOXTON

Overground

### LIVERPOOL STREET

Metropolitan  
Hammersmith & City  
Central Line

### OLD STREET

Northern 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 now

## VAT

VAT is not applicable

## VIEWINGS VIA JOINT AGENTS

### BELCOR

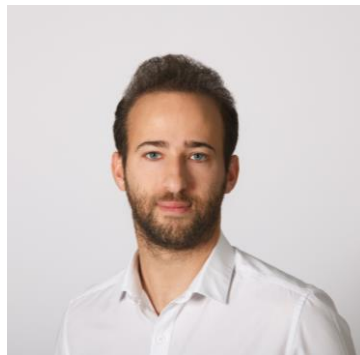
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### STIRLING ACKROYD

020 3967 0086

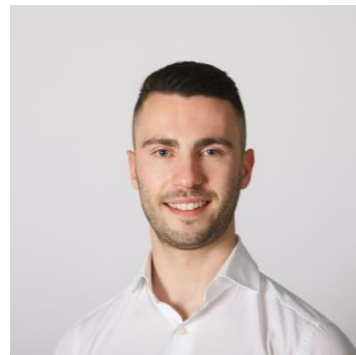
## TEAM

### OLI COHEN PARTNER



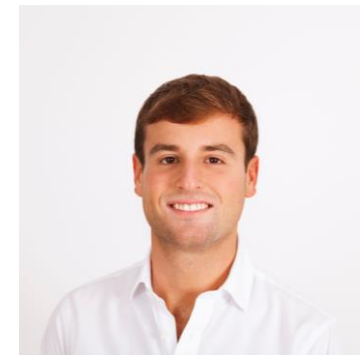
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