

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

**7-10 LONG STREET  
SHOREDITCH  
E2**

**4,467 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## DESCRIPTION

This refurbished self-contained mixed use property with space laid out over lower ground, ground and first floor with internal linking staircases, design led cut aways to ensure maximum natural light to all floors and will be delivered to a CAT A finish ready for tenant fit out which will be of interest to a number of E Use classes.

## AMENITIES



EXCELLENT NATURAL LIGHT



GOOD CEILING HEIGHTS



INDUSTRIAL STYLE



AIR CONDITIONING



EXCELLENT  
TRANSPORT LINKS



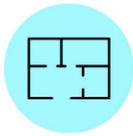
GOOD FRONTAGE



E CLASS USE



24 HOUR ACCESS



OPEN PLAN

## FULLY SELF-CONTAINED OFFICE SPACE IN SHOREDITCH



# BELCOR

7-10 LONG STREET  
SHOREDITCH, E2



## TRANSPORT

Hoxton- 7 min walk



Shoreditch High Street- 10 Mins



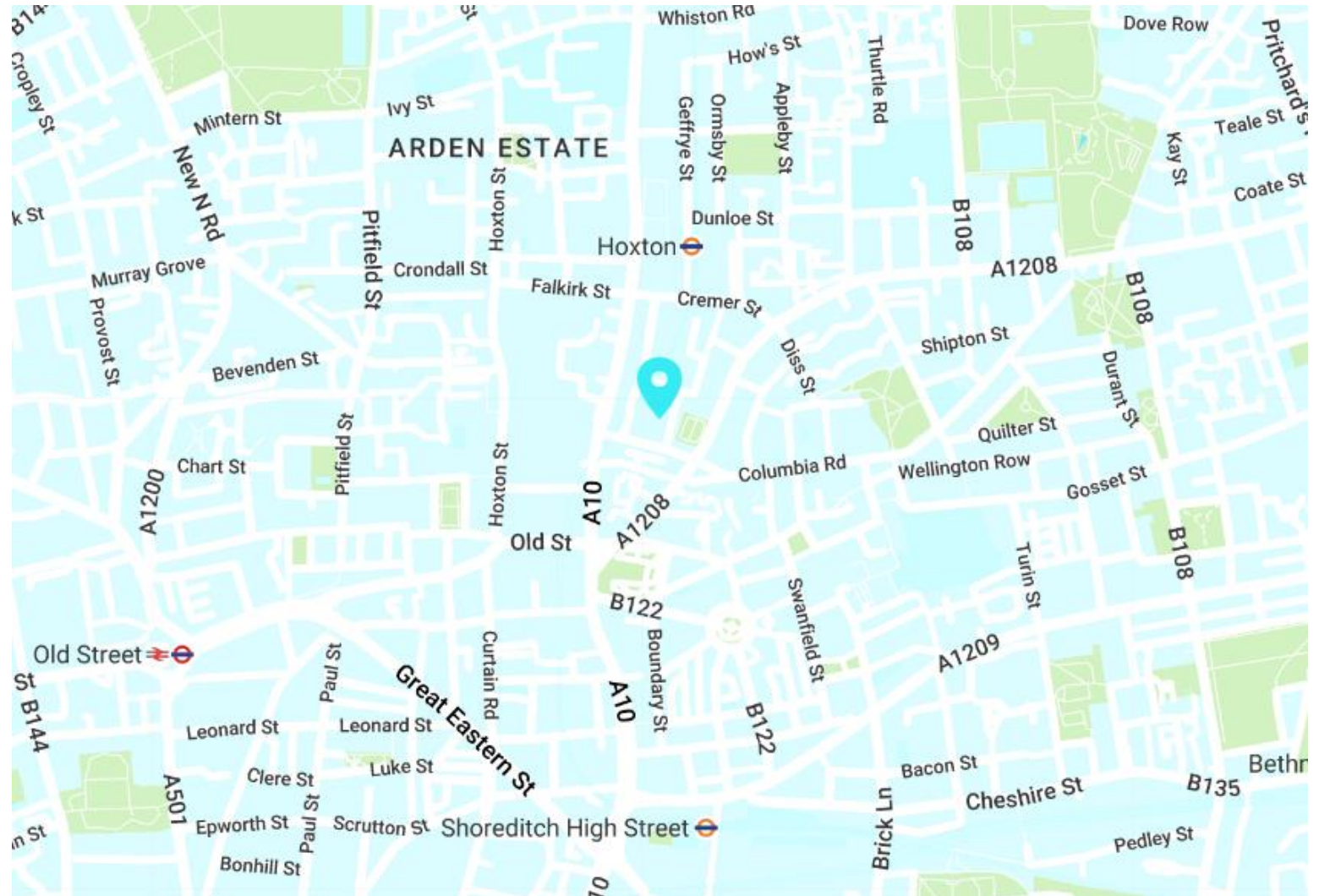
Old Street- 15 mins



## AREA

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 10-15 minute walk away.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
Ground	2,120					£7,034.86
Lower Ground	2,347					£5,832.29
Total	4,467	Available	£30.00	TBC	£4.82	£12,867.15

## 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 not applicable

## VIEWINGS VIA JOINT AGENTS.

### BELCOR

020 7375 3444  
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