

7,710 SQ FT / 716 SQ M



CLIFTON  
STUDIOS  
EC2

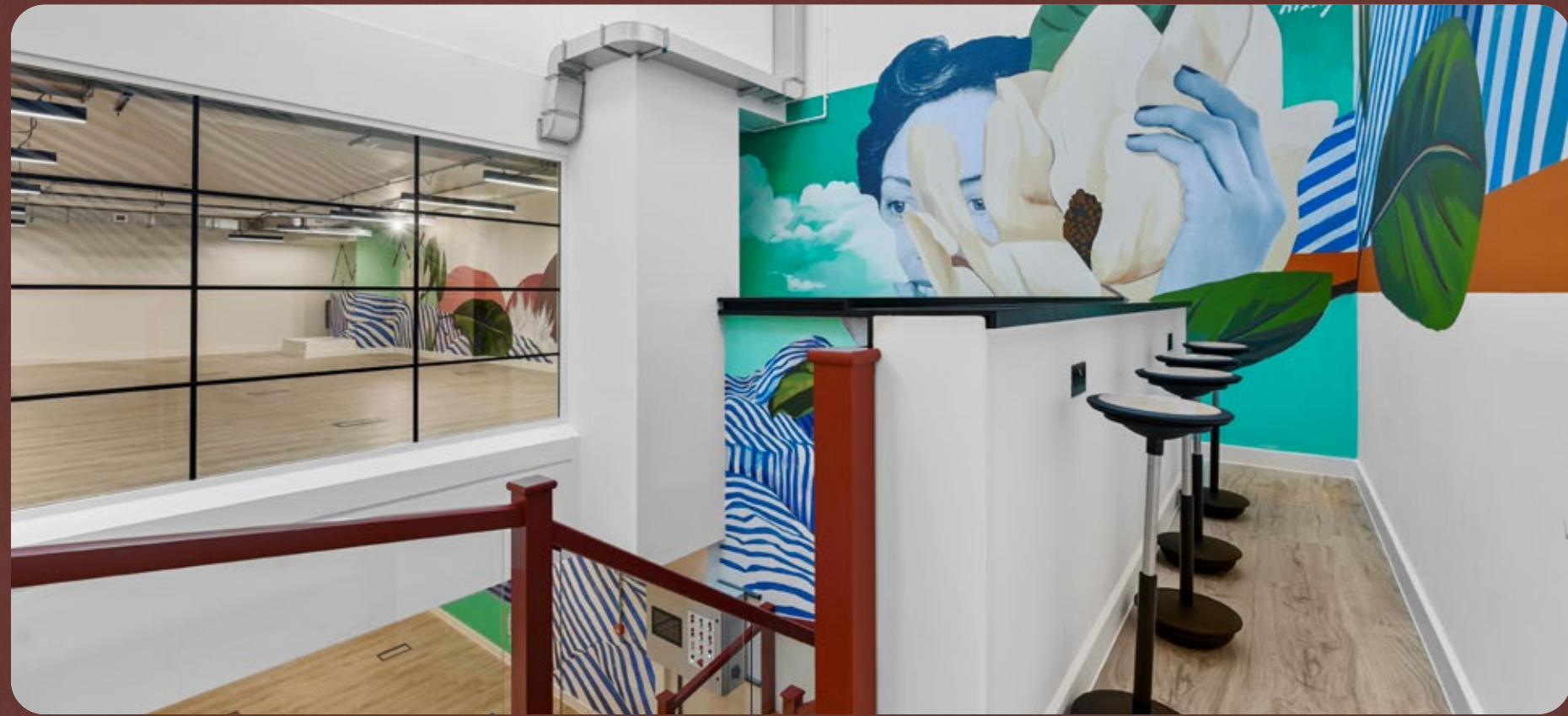
102-108 CLIFTON STREET

SELF-CONTAINED GROUND &  
LOWER GROUND FLOOR WORKSPACE



## The Space

A comprehensively refurbished, self-contained workspace, with its own dedicated entrance. Arranged over ground & lower ground floors, the accommodation is connected via two feature staircases and includes a rear lightwell/atrium.

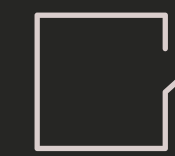


## The Specification

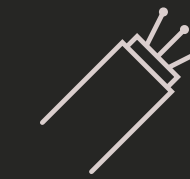
[Click here for a Virtual Tour](#)



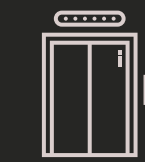
Cycle storage



Self-contained workspace



High speed fibre in-situ



Passenger lift



Suspended linear LED light fittings



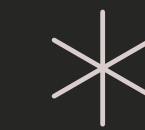
Separate male, female and disabled WCs



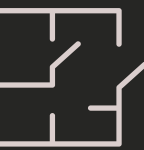
Shower



Fully accessible raised floors



New exposed VRF comfort cooling



Kitchen and breakout areas on each level



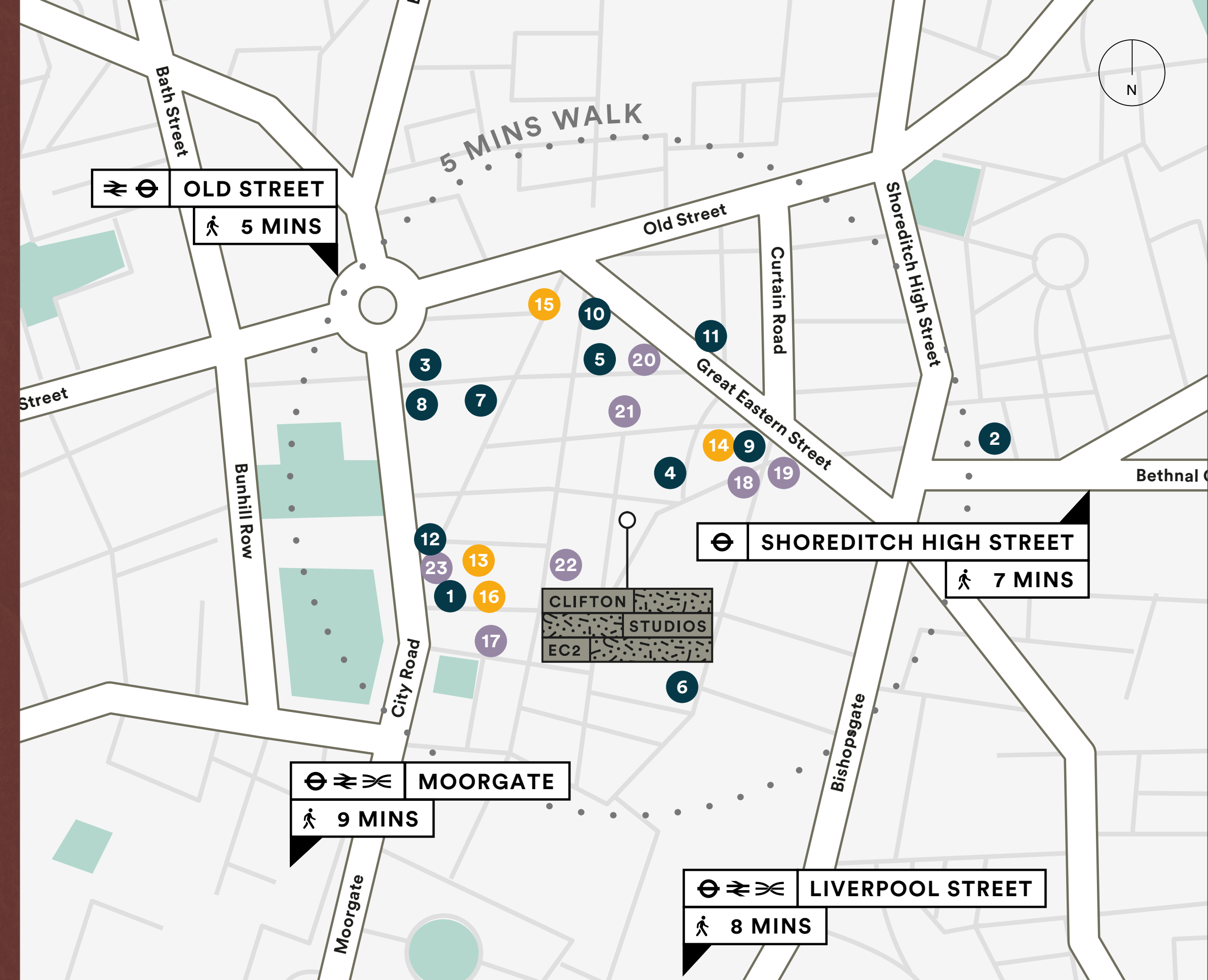
OFFICE SPACE

## The Location

The lively neighbourhood of Shoreditch offers a vast range of food & drink venues for all occasions.



The premises are situated on the east side of Clifton Street, just north of its junction with Scrutton Street and in the centre of London's creative and technology quarter. Fast and efficient transport links are provided by the nearby Old Street, Liverpool Street, Shoreditch High Street and Moorgate Stations.



## The Local Amenities

### ● Eat and Drink

- 1 Flight Club Shoreditch
- 2 Shoreditch House
- 3 Ozone Coffee
- 4 Padella Shoreditch
- 5 The Princess of Shoreditch
- 6 Queen of Hoxton
- 7 Q Shoreditch
- 8 Lantana Café

### ● The Book Club

- 10 Floripa
- 11 Gloria
- 12 Singer Tavern

### ● Wellness

- 13 Barry's Boot Camp
- 14 Pure Evil Gallery
- 15 Tokyo bike
- 16 Fight Club Gym

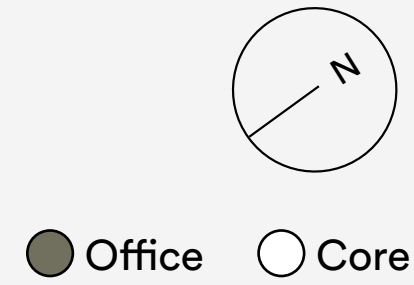
### ● Hotels

- 17 The Montcalm
- 18 Mondrian
- 19 Hart Shoreditch
- 20 Hoxton Hotel
- 21 Nobu Hotel
- 22 Point A Hotel
- 23 Travelodge

## The Floor Plans

# Total

7,710 sq ft / 716 sq m

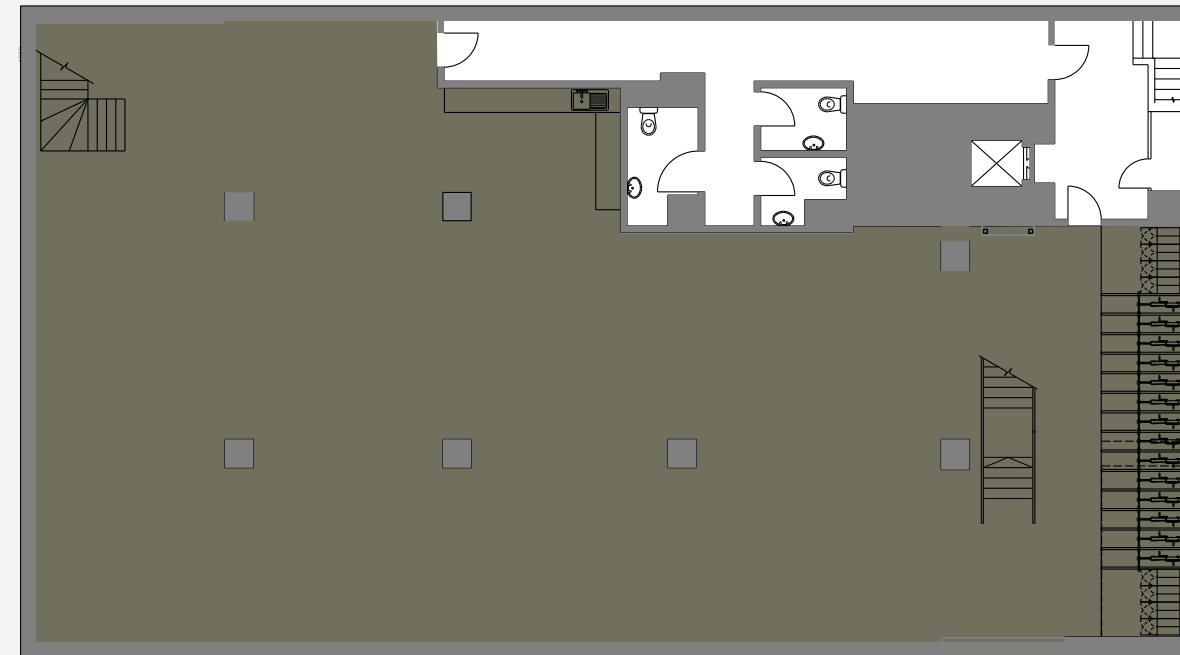


Floor	sq ft	sq m
Ground	4,149	385
Lower Ground	3,561	331
Total	7,710	716

Floor areas are subject to measurement.

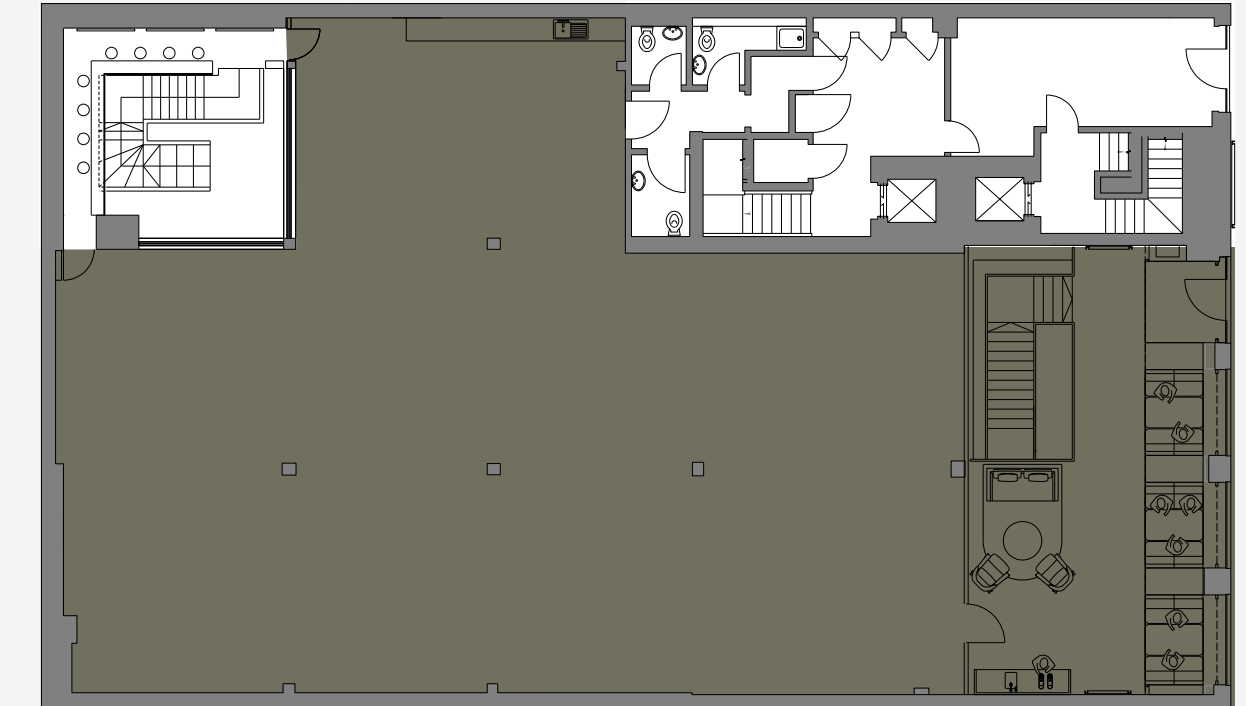
## Lower Ground Floor

3,561 sq ft / 331 sq m



## Ground Floor

4,149 sq ft / 385 sq m



## Further Information

### Lease

New lease by arrangement direct from the landlord.

### VAT

The property is elected for VAT.

### Financials

Rent: £39.50 per sq ft per annum exclusive.

Rates: £14.60 per sq ft (estimated).

Service Charge: £4.25 per sq ft (estimated).

## Contact

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**BELCOR**

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