

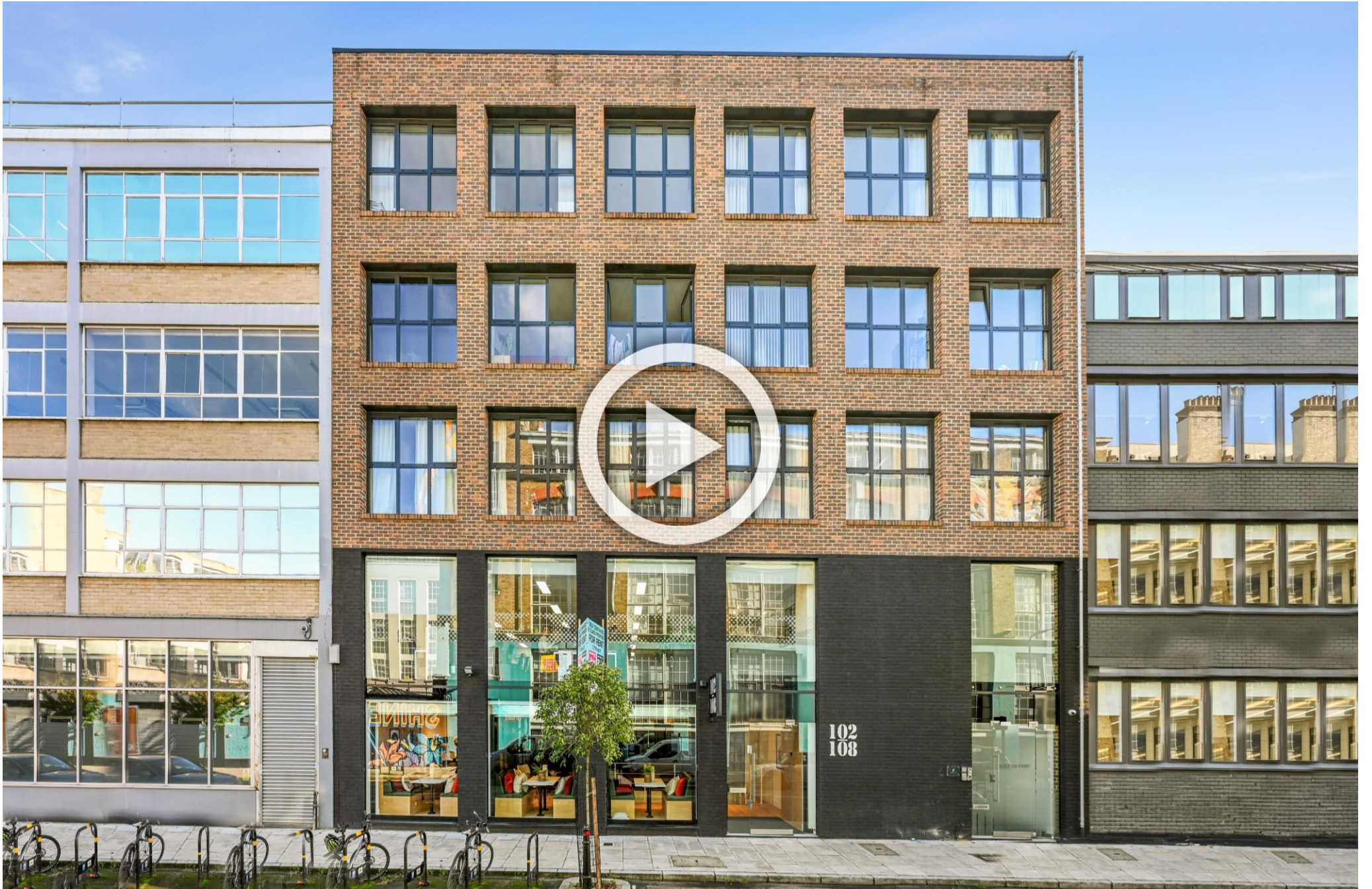
**SELF-CONTAINED
GROUND & LOWER
GROUND FLOOR
SHOWROOM/ OFFICE**

**102-108
CLIFTON STREET
SHOREDITCH, EC2**

7,710 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



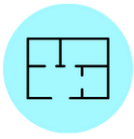
DESCRIPTION

Clifton Studios is 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 with showers & WC's on each floor.

AMENITIES



NEWLY REFURBISHED



OPEN PLAN



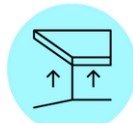
EXCELLENT
TRANSPORT LINKS



AIR CONDITIONING



SHOWERS



GREAT CEILING HEIGHTS



EXPOSED SERVICES



BIKE RACKS



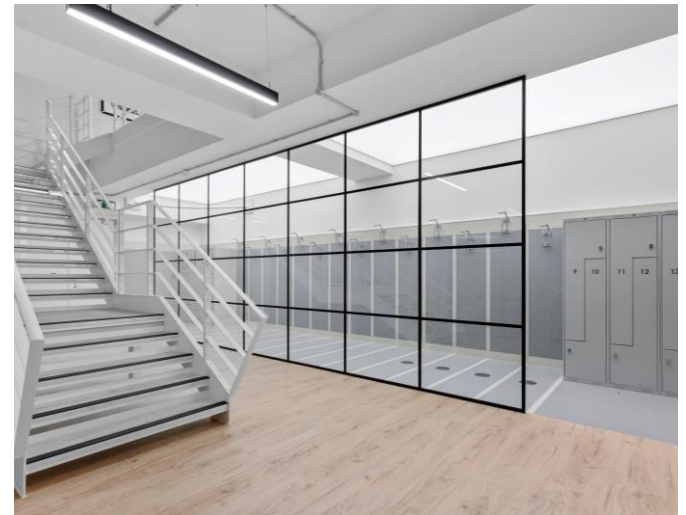
PRIME LOCATION

NEWLY REFURBISHED SELF-CONTAINED G & LG FLOOR WORKSPACE



BELCOR

102-108 CLIFTON STREET
SHOREDITCH, EC2



TRANSPORT

Old Street - 7 mins



Shoreditch High St - 12 mins



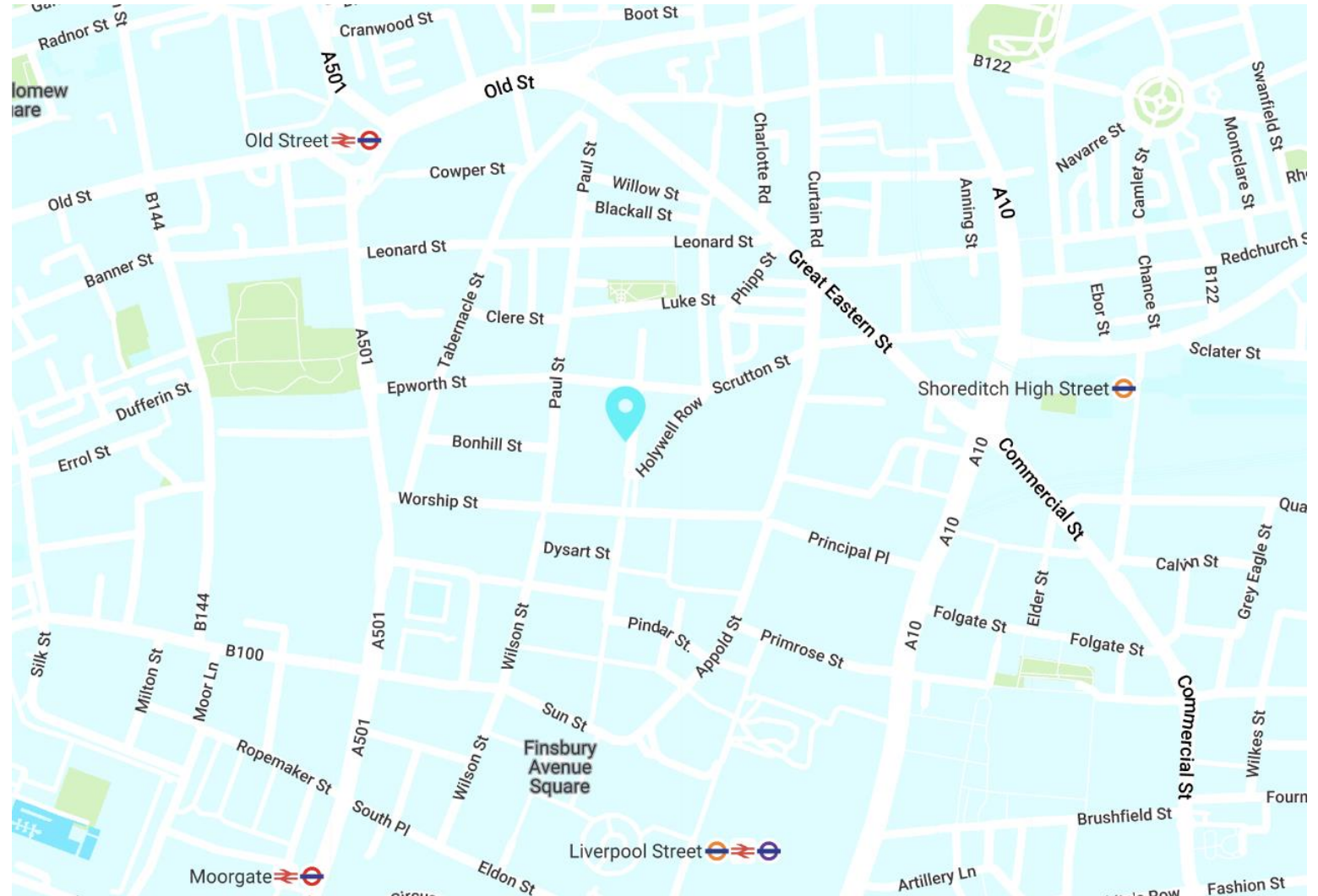
Liverpool Street - 12 mins



AREA

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.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	4,149	Available				
LG	3,561	Available				
Total	7,710	Available	£39.50	£14.60	£4.00	£37,329.25

LEASE

A new full repairing and insuring lease available by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act.

TIMING

Available ASAP.

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 SOLE AGENTS

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