

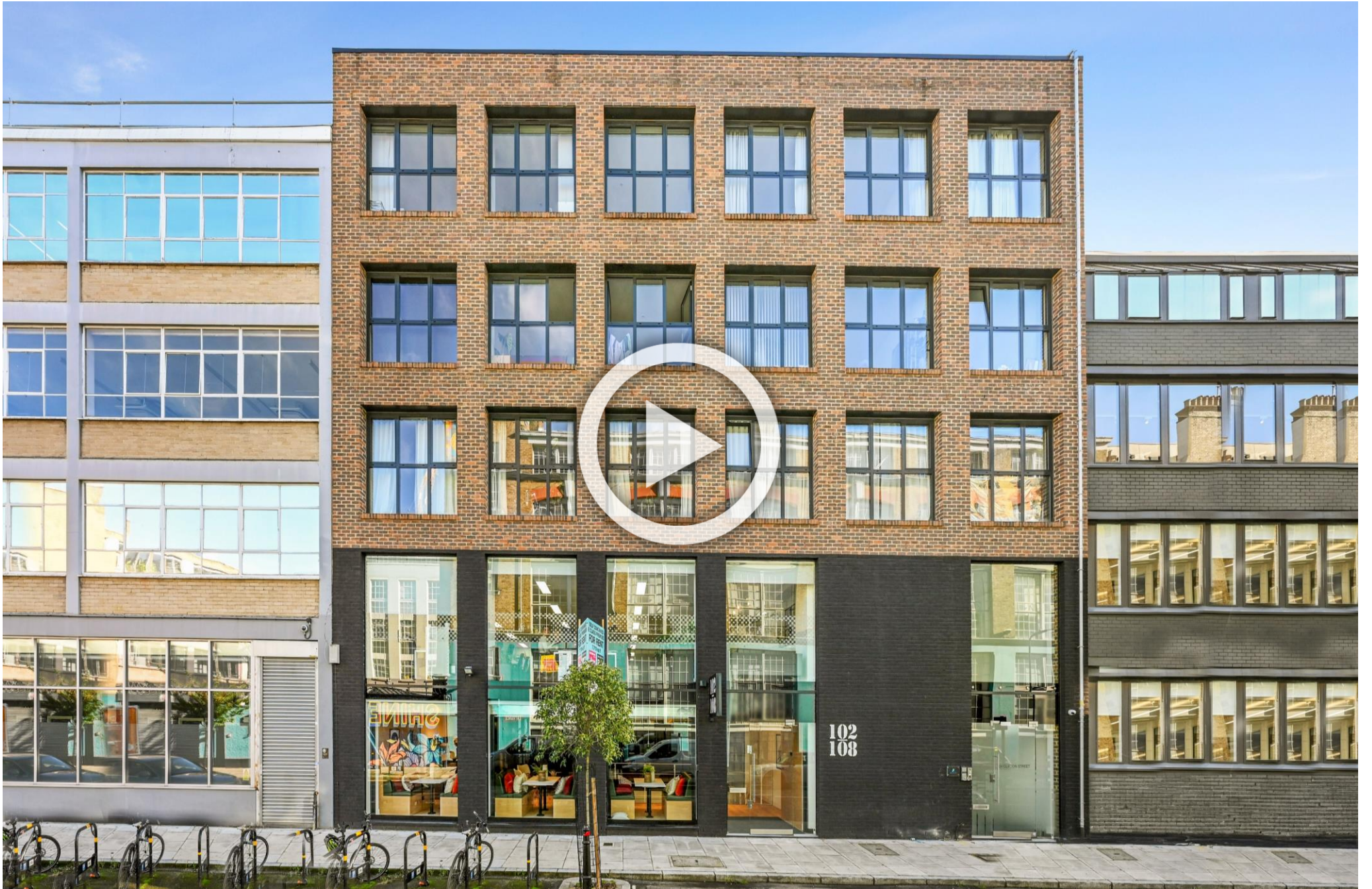
**SELF-CONTAINED  
GROUND & LOWER  
GROUND FLOOR  
SHOWROOM/ OFFICE**

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

**7,710 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



102  
108

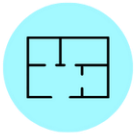
## DESCRIPTION

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



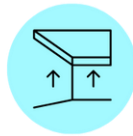
EXCELLENT  
TRANSPORT LINKS



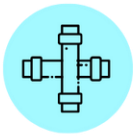
AIR CONDITIONING



SHOWERS



GREAT CEILING HEIGHTS



EXPOSED SERVICES



BIKE RACKS



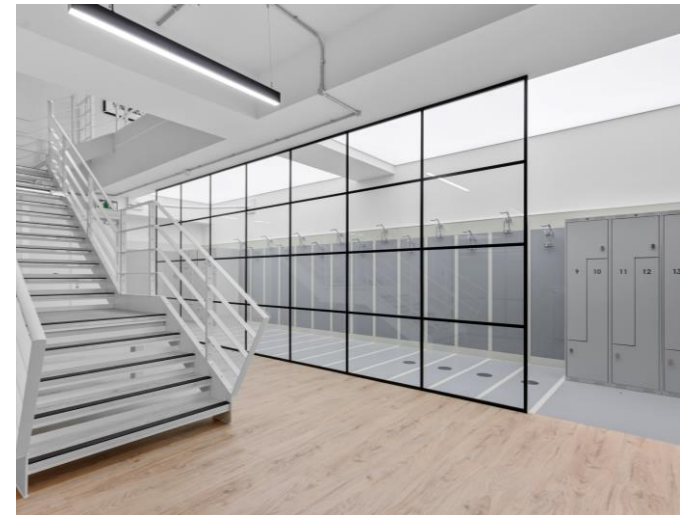
PRIME LOCATION

## 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



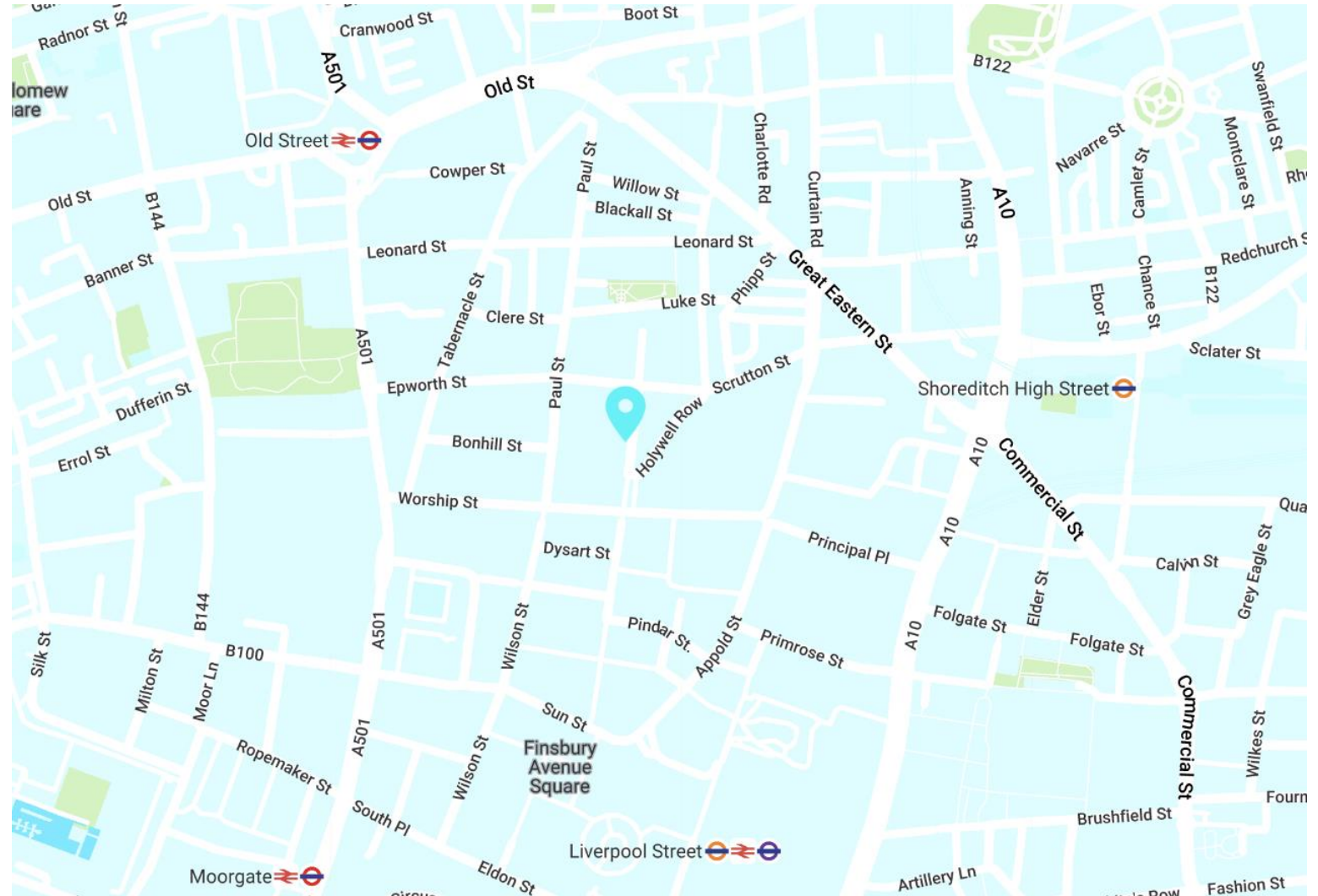
Liverpool Street - 12 mins



## 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					
LG	3,561					
Total	7,710	Under Offer	£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

### BELCOR

020 7375 3444  
[agency@belcor.london](mailto:agency@belcor.london)  
[www.belcor.london](http://www.belcor.london)

### ALLSOP

020 7494 3686

## TEAM

### OLI COHEN PARTNER



[oc@belcor.london](mailto:oc@belcor.london)  
07740 110 063

### MARCUS GODFREY AGENCY



[mg@belcor.london](mailto:mg@belcor.london)  
07949 990 901