

**WAREHOUSE STYLE
WORKSPACE
AVAILABLE IN THE
HEART OF SHOREDITCH**

**8-10 NEW
NORTH PLACE
SHOREDITCH
EC2**

BELCOR

CITY FRINGE REAL ESTATE

1,259-4,423 SQ FT



DESCRIPTION

Situated within a former Victorian Warehouse building, the building offers open plan floors, benefitting from good natural light, good ceiling heights, private WC's and a kitchenettes.

The premises should be of strong interest to media, tech and creative occupiers.

AMENITIES



NEWLY REFURBISHED



WAREHOUSE STYLE FEATURES



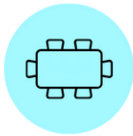
EXCELLENT TRANSPORT LINKS



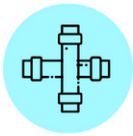
AIR CONDITIONING



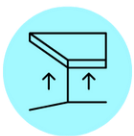
LOADING FACILITIES



MEETING ROOMS



EXPOSED SERVICES



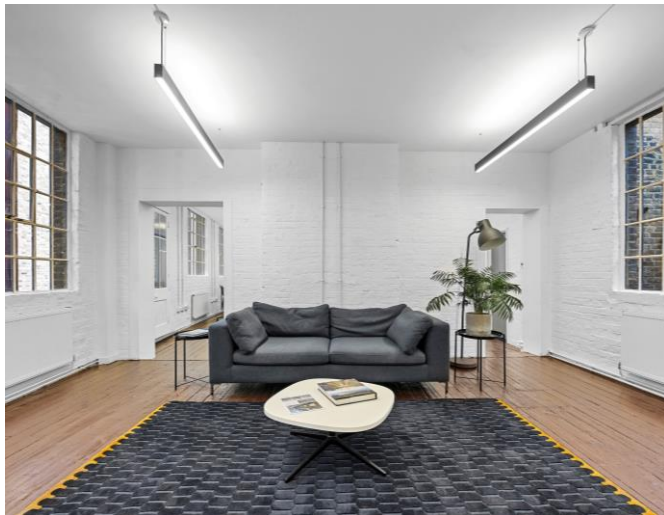
GREAT CEILING HEIGHTS



PRIME LOCATION

PRIME SELF-CONTAINED BUILDING AVAILABLE IN THE HEART OF SHOREDITCH





TRANSPORT

Old Street - 8 mins



Shoreditch High St - 8 mins



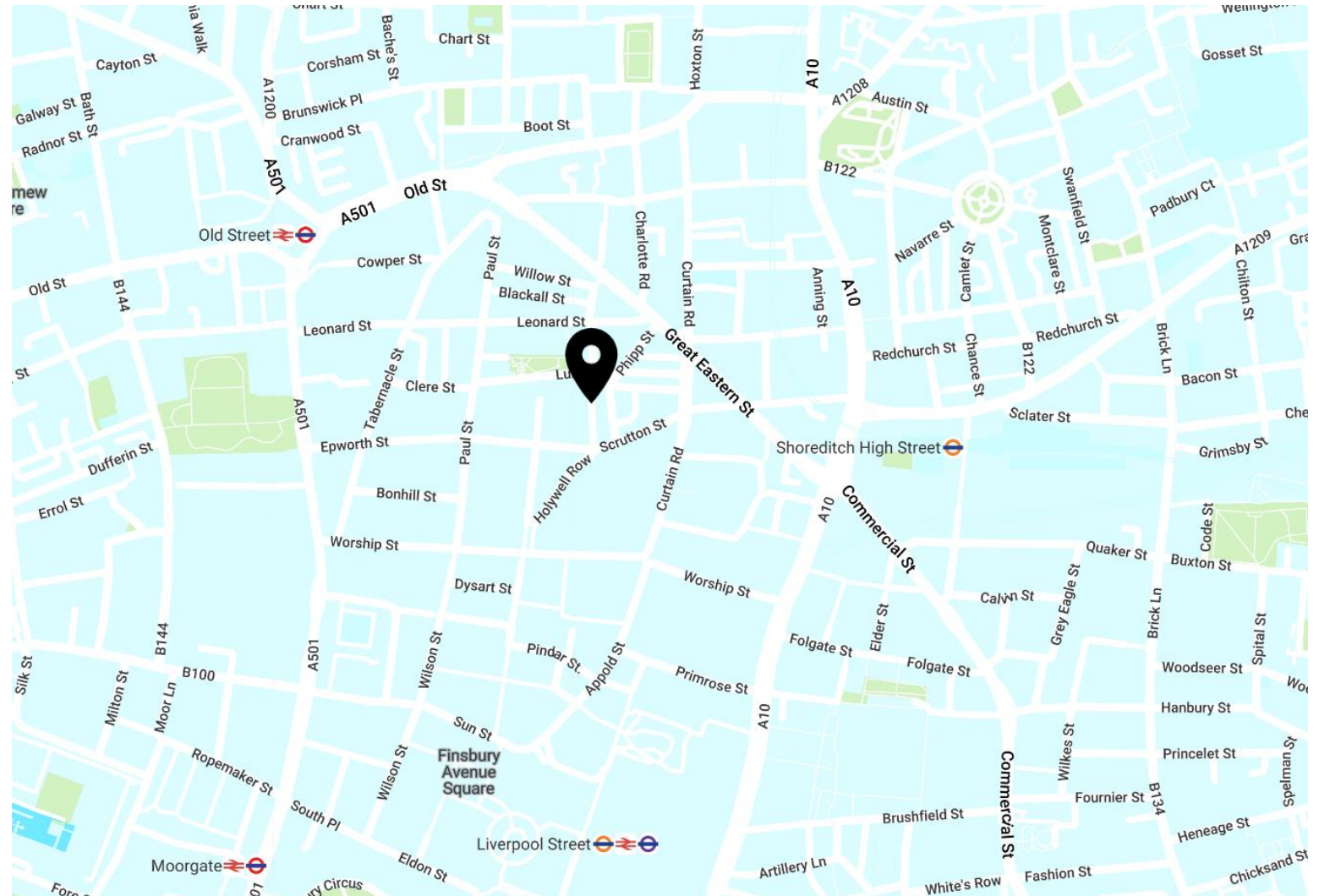
Liverpool Street - 10 mins



AREA

Located on New North Place, in the heart of prime Shoreditch, a short distance from Old Street Roundabout. The premises is situated amongst a host of bars & restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	1,722	Available	£45.00	£17	£4	£9,471
1 st Floor	1,442	Available	£49.50	£17	£4	£8,472
2 nd Floor	1,259	Available	£49.50	£17	£4	£7,397
Total	4,423					£25,340

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 applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

JAMES DOFFMAN AGENCY



jd@belcor.london
07854 823 137

020 7375 3444
www.belcor.london

