

BELCOR

CITY FRINGE REAL ESTATE

**3 FLOORS OF
WAREHOUSE OFFICES
WITH PRIVATE
TERRACES.**

**346 OLD STREET
SHOREDITCH
ECV1**

2,077— 5,321 SQ FT

DESCRIPTION

Introducing a distinctive and adaptable office space tucked away in the thriving Old Street neighbourhood. The top three stories can provide a variety of options, including a one, two or three floor workspace with two private terraces, an interconnecting stairway and up to five meeting rooms that combine historic charm with modern functionality.

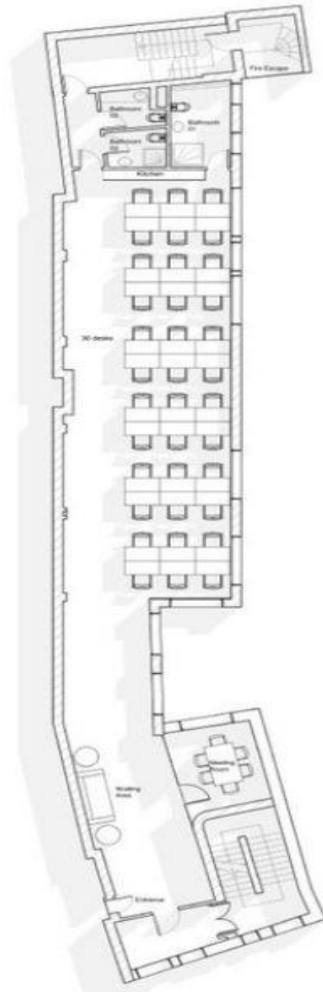
AMENITIES



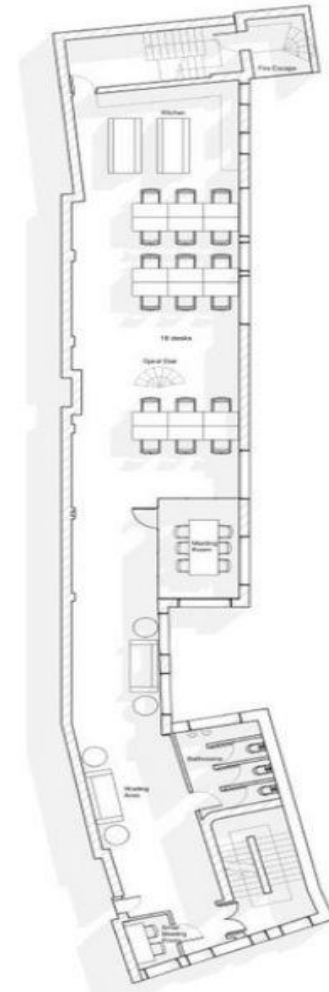
WAREHOUSE-STYLE OFFICE SPACE.



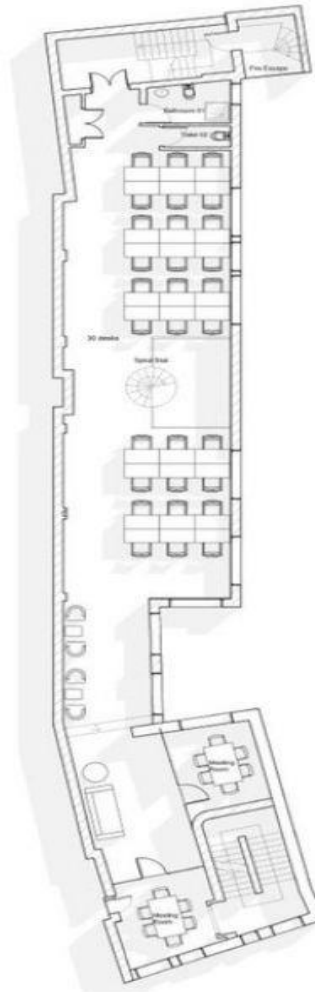
1ST FLOOR.



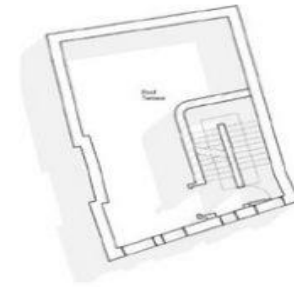
2ND FLOOR.



3RD FLOOR.



ROOF TERRACE.



TRANSPORT

Old Street- 6 min walk



Shoreditch High Street- 5 mins



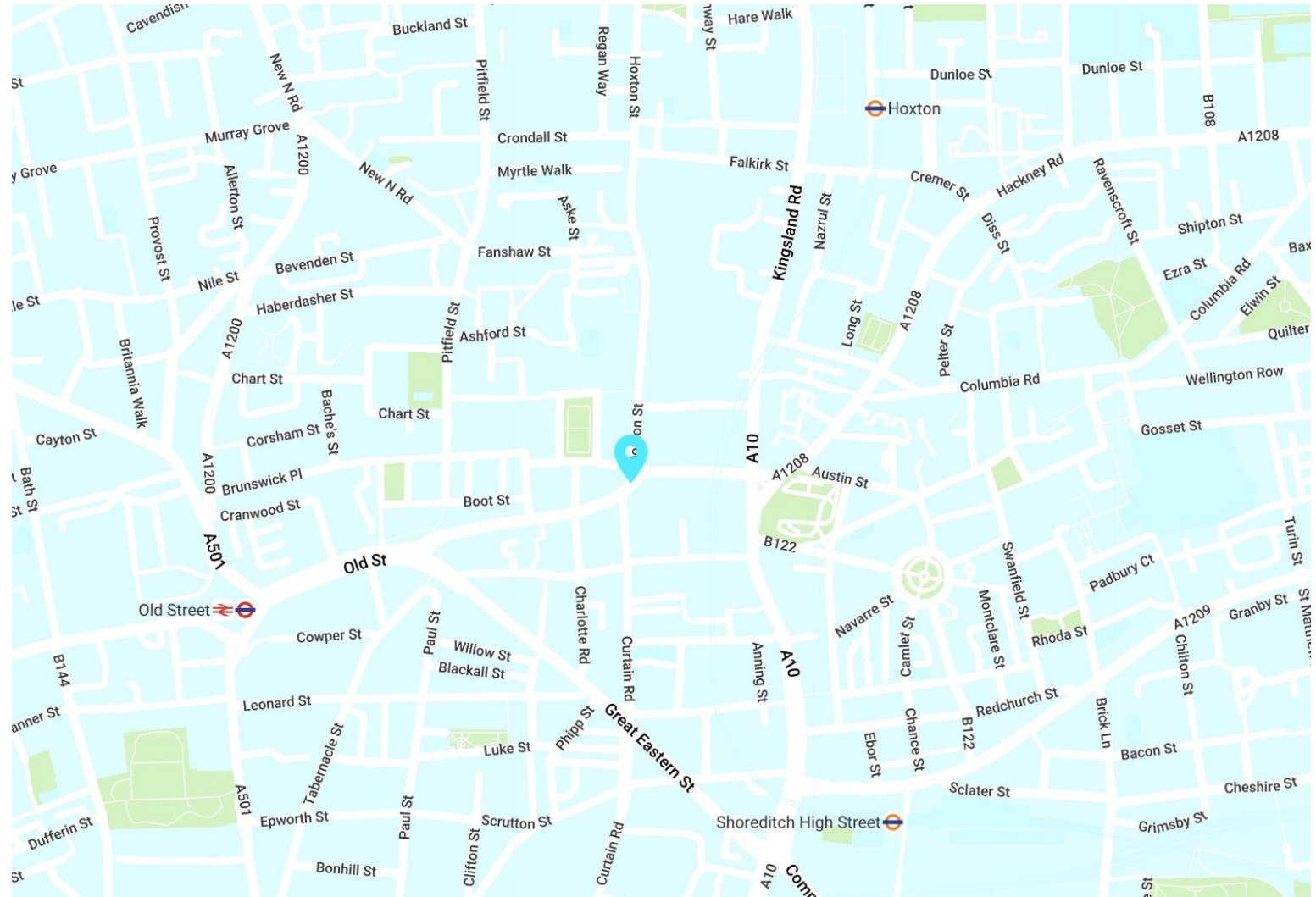
Liverpool Street- 13 mins



AREA

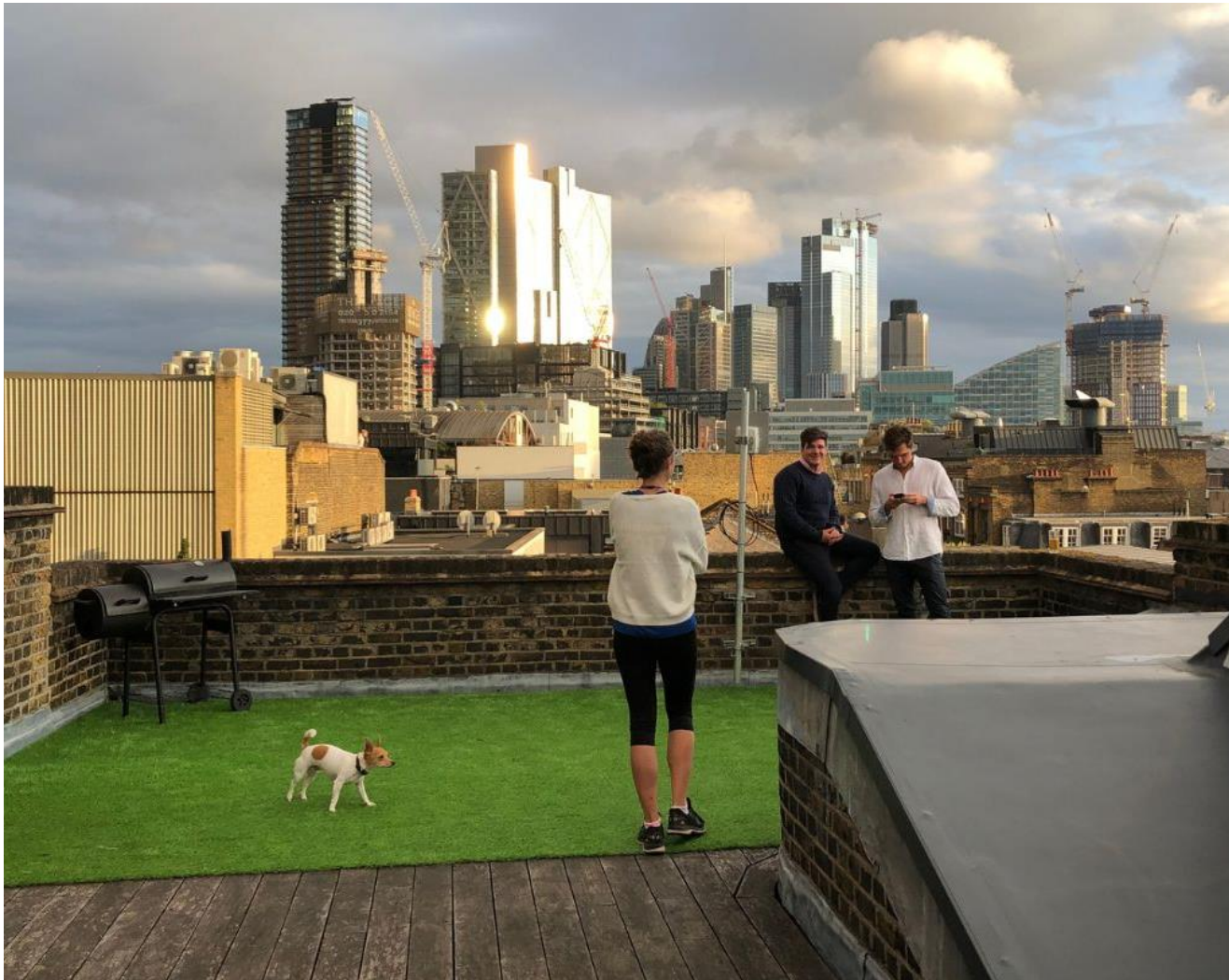
Explore the lively appeal of Shoreditch's restaurants and pubs on Old Street, where eclectic cuisine and hip environments meet. Take in the vibrant food scene, which includes everything from chic restaurants to cutting-edge cocktail bars. This region beckons with a broad selection of options, making for an inviting journey in the center of London's trendsetting sector.

LOCATION



BELCOR

346 OLD STREET
SHOREDITCH, ECV1



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
First Floor	2,077	Available	£58.50	£18.61	£2.79	£13,829.35
Second & Third Floor	3,244	Available	£58.50	£18.61	£2.79	£21,599.63
Total	5,231	Available	£58.50	£18.61	£2.79	£34,829.74

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

Available by way of a sub-lease for a minimum of 3 years.

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.

MANAGED

We can provide an option for any of the spaces to be delivered on a managed via *BELCOR Managed* powered by *Dotted Desks*.

VIEWINGS VIA SOLE AGENTS.

BELCOR

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

TEAM

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901