

**UNIQUE STUDIO /
SHOWROOM OFF
REDCHURCH STREET**

**OLD NICHOL ST
E2**

2,500 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

A fully self-contained media style studio/showroom, benefiting from Live/Work use, located on the lower ground floor of this attractive Victorian warehouse building.

The premises benefits from polished concrete flooring and is open plan with a meeting room and a private courtyard. The property would suit a variety of creative occupiers, including those in the fashion, media and creative sectors.

AMENITIES



WAREHOUSE STYLE
FEATURES



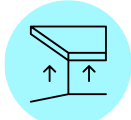
EXCELLENT
TRANSPORT LINKS



PRIME LOCATION



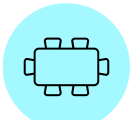
SELF-CONTAINED



GREAT CEILING HEIGHTS



COURTYARD



MEETING ROOMS



KITCHENETTE



E CLASS USE

BEAUTIFUL STUDIO/SHOWROOM WITH A PRIVATE COURTYARD



BELCOR

OLD NICHOL ST
SHOREDITCH E2



TRANSPORT

Shoreditch High St - 3 mins



Liverpool Street - 12 mins



Old Street - 12 mins

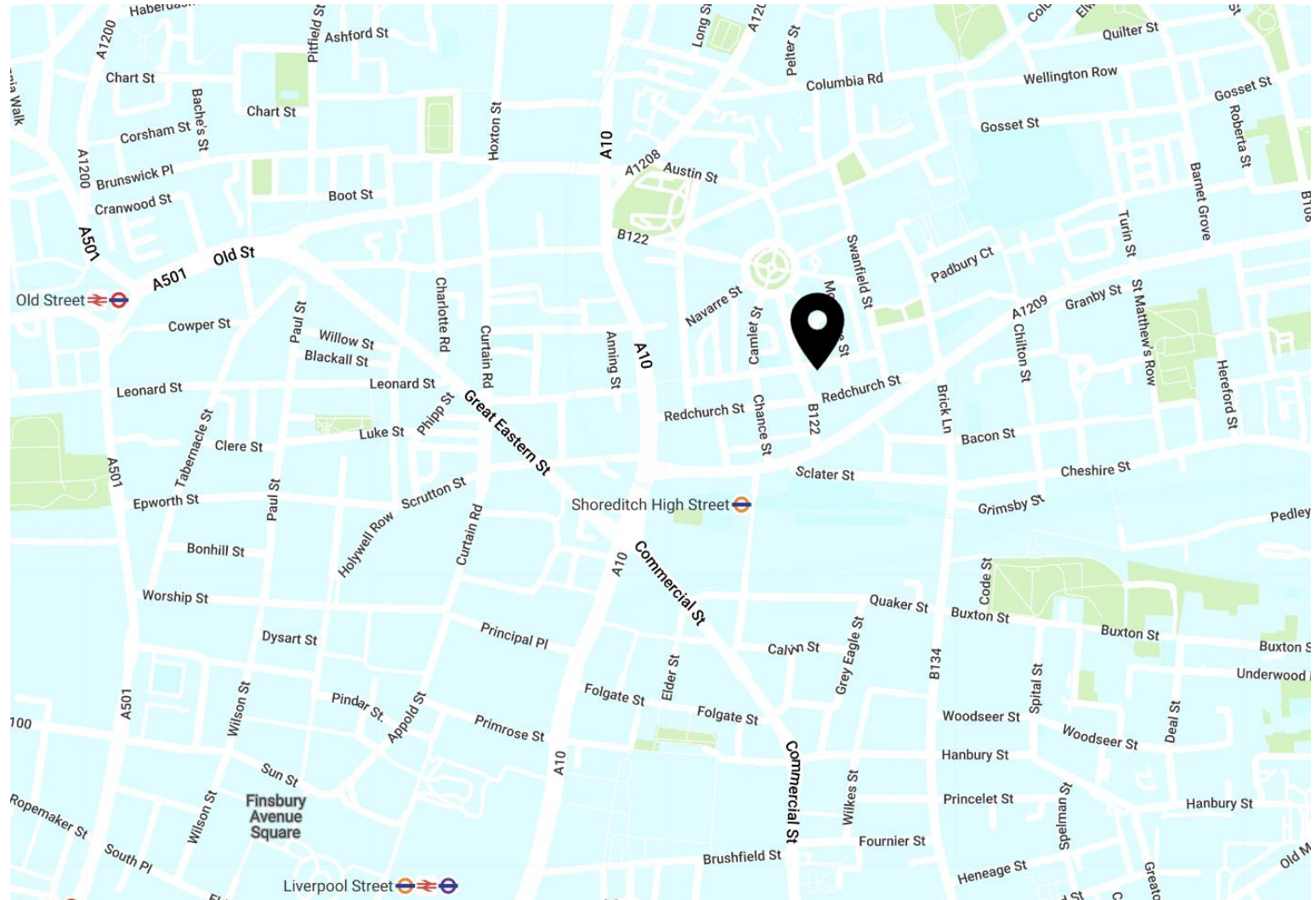


AREA

Located just behind the trendy Redchurch Street, this property places you in the heart of Shoreditch's creative scene with a diverse range of shops, bars and eateries at your doorstep.

Shoreditch House, Box Park and Brick Lane are in close proximity and the property is within 3 minutes walk from Shoreditch High Street Station.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES(PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG Floor	2,500	Available	£45.00	£1.20	£3.00	£10,250

LEASE

A new lease to be contracted outside the Landlord and Tenant Act

TIMING

Available June 2024

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

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