

**LANDMARK SELF-  
CONTAINED HQ TO  
RENT ON REDCHURCH  
STREET**

**SHOREDITCH  
E2**

**8,550 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## LOCATION

This building provides a fully self-contained opportunity over lower ground, ground and 1<sup>st</sup> floors. The space has excellent natural light, volume and great ceiling heights.

The premises is located on Redchurch St and is ideally suited for a fashion, media or tech company looking for a statement HQ building.

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st Floor	2,612					
Upper Ground	2,680					
Lower Ground	3,283					
<b>Total</b>	<b>8,550</b>	<b>Under Offer</b>	<b>£415,000</b>	<b>£88,000</b>	<b>TBC</b>	<b>£41,900</b>
<b>Managed</b>	<b>8,550</b>	<b>Under Offer</b>	<i>Inclusive</i>	<i>Inclusive</i>	<i>Inclusive</i>	<b>£62,000</b>

## TRANSPORT

**OLD STREET**  
Northern Line

**SHOREDITCH HIGH STREET**  
Overground

**LIVERPOOL STREET**  
Metropolitan  
Hammersmith & City  
Central Line

## LEASE

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

## RATES

The rates are given as a guide and interested parties should make their own enquiries with the local authority.

## TIMING

Available April 2025 or available by separate negotiation.

## VAT

VAT is applicable

## VIEWINGS VIA SOLE AGENTS

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### BELCOR

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

## TEAM

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### OLI COHEN PARTNER



oc@belcor.london  
07740 110 063

### JAMES DOFFMAN AGENCY



jd@belcor.london  
07854 823 137