

**FULLY FITTED PRIME
SHOREDITCH OFFICE
SPACE**

**SHOREDITCH HIGH
STREET E1**

3,631 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DISHOOM डिशूम

CAFE INSTRUCTIONS
PLEASE
DO NOT SPIT
DO NOT BE MOUSE
PAY PROPERLY, TIME IS VALUABLE
DO NOT WASTE LETTER
WITHOUT ORDER BE FRIENDLY
DO NOT COME

WASH IS SPOLLING
DO NOT MAKE MESSIES IN CARRY
OUR WAITER IS BEPENDING
COME AGAIN
ALL ARE WELCOME WHERYEVER
IF NOT SATISFIED TELL US
GENEVIENE HILL OFFERS
NORMA E. FERRELL, 1974

BE SURED YOUR BEST...
We are here to help you...
We are here to help you...
We are here to help you...
We are here to help you...

SHACKS

DESCRIPTION

The available space is a self-contained 2ND floor office within a Buckley Gray Yeoman designed building designed to an incredibly high specification. The offices have been fitted to an excellent standard and can be offered to an incoming tenant as fully-fitted space.

AMENITIES



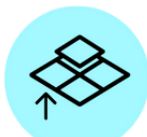
AIR CONDITIONING



EXCELLENT NATURAL LIGHT



ROOF TERRACE



RAISED ACCESS FLOORS



SHOWERS



BIKE RACKS

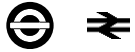
MEDIA STYLE OFFICE SPACE IN THE HEART OF SHOREDITCH





TRANSPORT

Old Street



Shoreditch Highstreet



Liverpool Street



AREA

Located in the heart of Shoreditch. The building is situated next door The Tea Building, in front of the Boundary Hotel and just around the corner from Shoreditch House and Box Park. The building is surrounded by a wide variety of trendy bars, shops and restaurants and would be of strong interest to creative and media occupiers.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 nd Floor	3,631	Available	£59.50	£17.44	£8.32	£25,798

LEASE

Available by way of a new lease or a sublease lease expiring 9TH October 2027 with a break at 9th October 2025 passing at £59.50.00psf

TIMING

Available Now

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

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990901