



The upper ground office suite offer a warehouse style office in Shoreditch

# **10-18 Vestry Street**

Shoreditch & Hoxton, N1 7RE

Office

TO LET

2,081 sq ft

(193.33 sq m)

- Wooden flooring
- End of commute facilities
- LED lighting
- Exposed brickwork
- Original steel columns
- Openable windows

#### 10-18 Vestry Street, Shoreditch & Hoxton, N1 7RE

#### Summary

Available Size	2,081 sq ft
Rent	£39.50 per sq ft pax
Rates Payable	£12.92 per sq ft est pa (2023/24)
Service Charge	£5.08 per sq ft est pa (2023/24)
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

# Description

10-18 Vestry Street is a converted Victorian warehouse in Shoreditch. The office boast an uninterrupted, open-plan layout with abundant natural light and charming features such as exposed brickwork and wooden flooring.

### Location

Vestry Street is a five minute walk from Old Street Station connecting you with the Northern Line & National Rail Services. There are multiple bus and cycle routes in the immediate vicinity.

#### Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Upper Ground	2,081	193.33	Available
Total	2,081	193.33	

#### Terms

A new lease direct from landlord is available for a term by arrangement.







# Viewing / further information

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	10-18 VESTRY STREET LONDON, N1.
	Third Floor Net Internal Area Plan
	OFHCE 196.5 sq m 2115 sq ft
	TOTAL AREA: 196.5 sq m 2115 sq ft
Tolets	
6910	
VESTRY STREET	Note: This drawing indicates the extent of the areas quoted,
	presentation scales. It is held in a scaled digital CAD format.
	Drg No. LF2257-NIA-10VS-A3 Issue A June 2019 Scaled for presentation - 1:200 @ A3
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Staircore

BASEMENT





