



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

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.

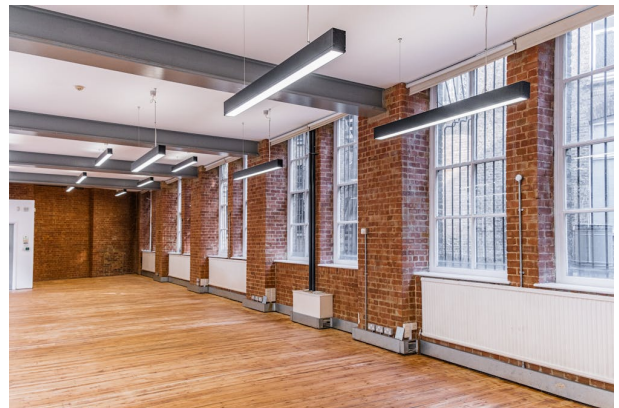
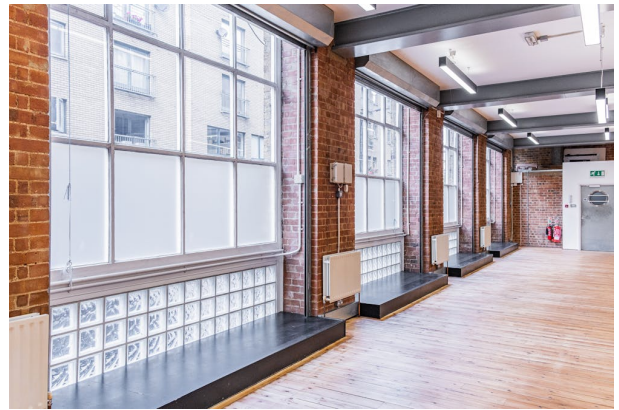
Accommodation

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, N11.

Third Floor Net Internal Area Plan

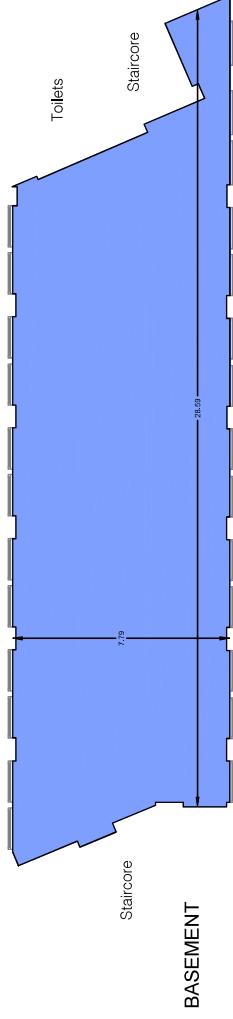


OFFICE

196.5 sq m

2115 sq ft

TOTAL AREA: 196.5 sq m 2115 sq ft



VESTRY STREET

Note:

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Drq No. LF2257-NIA-10VS-A3

Issue A

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Scaled for presentation - 1:200 @ A3



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10-18 VESTRY STREET

LONDON, N1.

Ground Floor Net Internal Area Plan

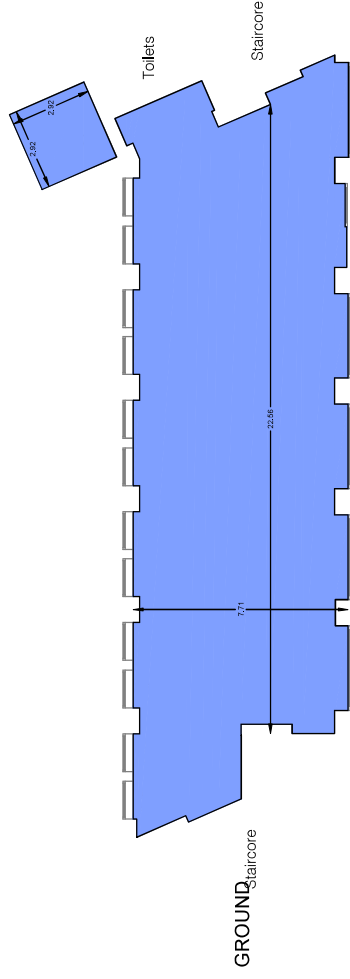


OFFICE

193.3 sq m

2081 sq ft

TOTAL AREA: 193.3 sq m 2081 sq ft



VESTRY STREET

Note:

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