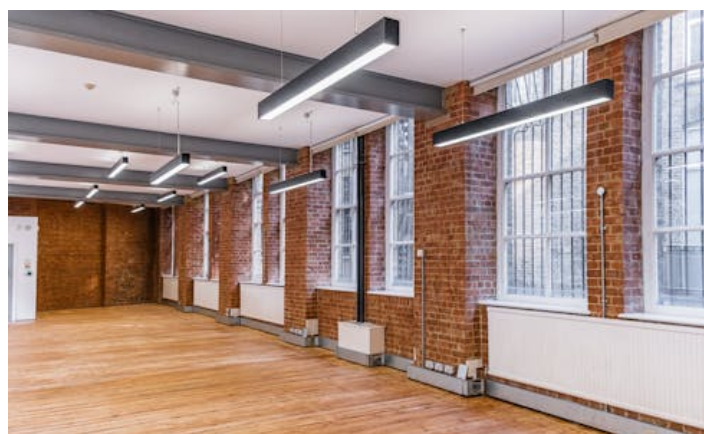
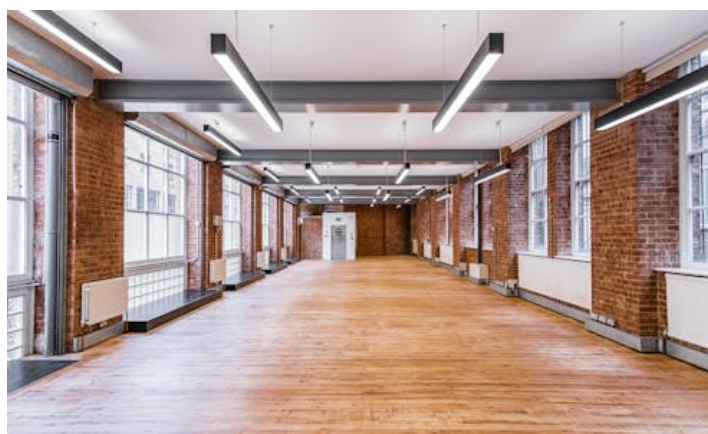


# ELLIS BROWN

## OFFICE TO LET

Refurbished ground floor office situated in a converted Victorian warehouse building in Shoreditch.

10-18 Vestry Street, N1 7RE  
2,081 sq ft



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10-18 Vestry Street, N1 7RE  
2,081 sq ft

### Description

Refurbished ground floor office situated in a converted Victorian warehouse building in Shoreditch. The space is uninterrupted and open plan with excellent natural light throughout and character features such as exposed brickwork and wooden flooring.

### Location

10-18 Vestry Street is ideally located in the heart of Shoreditch. Situated north of Old Street, the surrounding area is well connected to several transport links and vibrant bars and restaurants, including The Book Club, Blues Kitchen, Shoreditch Grind and many more.

### Accommodation

| Name         | sq ft        | sq m          | Rent (sq ft)  | Rates Payable (sq ft) | Service Charge (sq ft) | Total month       | Total year         | Availability |
|--------------|--------------|---------------|---------------|-----------------------|------------------------|-------------------|--------------------|--------------|
| Upper Ground | 2,081        | 193.33        | £39.50        | £13.77                | £5.08                  | £10,118.86        | £121,426.35        | Available    |
| <b>Total</b> | <b>2,081</b> | <b>193.33</b> | <b>£39.50</b> | <b>£13.77</b>         | <b>£5.08</b>           | <b>£10,118.86</b> | <b>£121,426.35</b> |              |

### Features

Wooden flooring  
Generous ceiling height  
Communal bike storage & showers  
Converted Victorian warehouse  
LED strip lighting  
Original steel columns  
Exposed brickwork

### EPC

C

### Terms

On application

### VAT

Applicable

### Contact

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