

# ELLIS BROWN

## OFFICES TO LET

Fully fitted warehouse office space occupying a prominent corner position in the heart of the Shoreditch triangle.

40 Great Eastern Street, EC2A 3EP  
1,259 - 2,518 sq ft



Ellis Brown  
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### Description

Fully furnished office floors in a Grade II listed building with meeting rooms, fitted kitchens, and demised WCs. Both floors benefit from excellent natural light throughout and generous floor to ceiling heights as well as retaining many of the original features.

### Location

Located on the junction of Curtain Road and Great Eastern Street, the building occupies a commanding position within the Shoreditch Triangle. This area is widely regarded as Shoreditch's prime office district. The surrounding area benefits from a thriving atmosphere with an active café & restaurant culture as well as a renowned nightlife. Local bars and restaurants include Blue's Kitchen, Old St Records, Golden Bee and Boxpark Shoreditch.

Shoreditch High Street, Old Street, Liverpool Street and Moorgate stations are all within walking distance. The area also provides various bus routes providing access to the City, West End, North and East London.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	1,421	132.02	£57.50	£15.36	£4	£9,101.51	£109,218.06	Let
2nd	1,259	116.96	£55	£18.53	£4	£8,134.19	£97,610.27	Available
1st	1,259	116.96	£55	£17.54	£4	£8,030.32	£96,363.86	Available
<b>Total</b>	<b>3,939</b>	<b>365.94</b>	<b>£55.83</b>	<b>£17.14</b>	<b>£4</b>	<b>£25,266.02</b>	<b>£303,192.19</b>	

### Features

Fully furnished  
Strip LED lighting  
Air conditioning  
Solid timber floors  
Fitted kitchen  
Demised WC  
Exposed warehouse features

### EPC

C

### Terms

New flexible lease terms are available.

### VAT

On application

### Contact

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Toby Thomas  
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### Joint Agents

Lucy Stephens (Stirling Ackroyd)  
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Brett Sullings (Stirling Ackroyd)  
020 3967 0103



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