

# Compton



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## Shoreditch

89 Worship Street  
EC2A 2BF

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An exceptional self-contained office building in the heart of Shoreditch, spanning 23,000 sqft with an abundance of private outside space.

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## For Rent

23,213 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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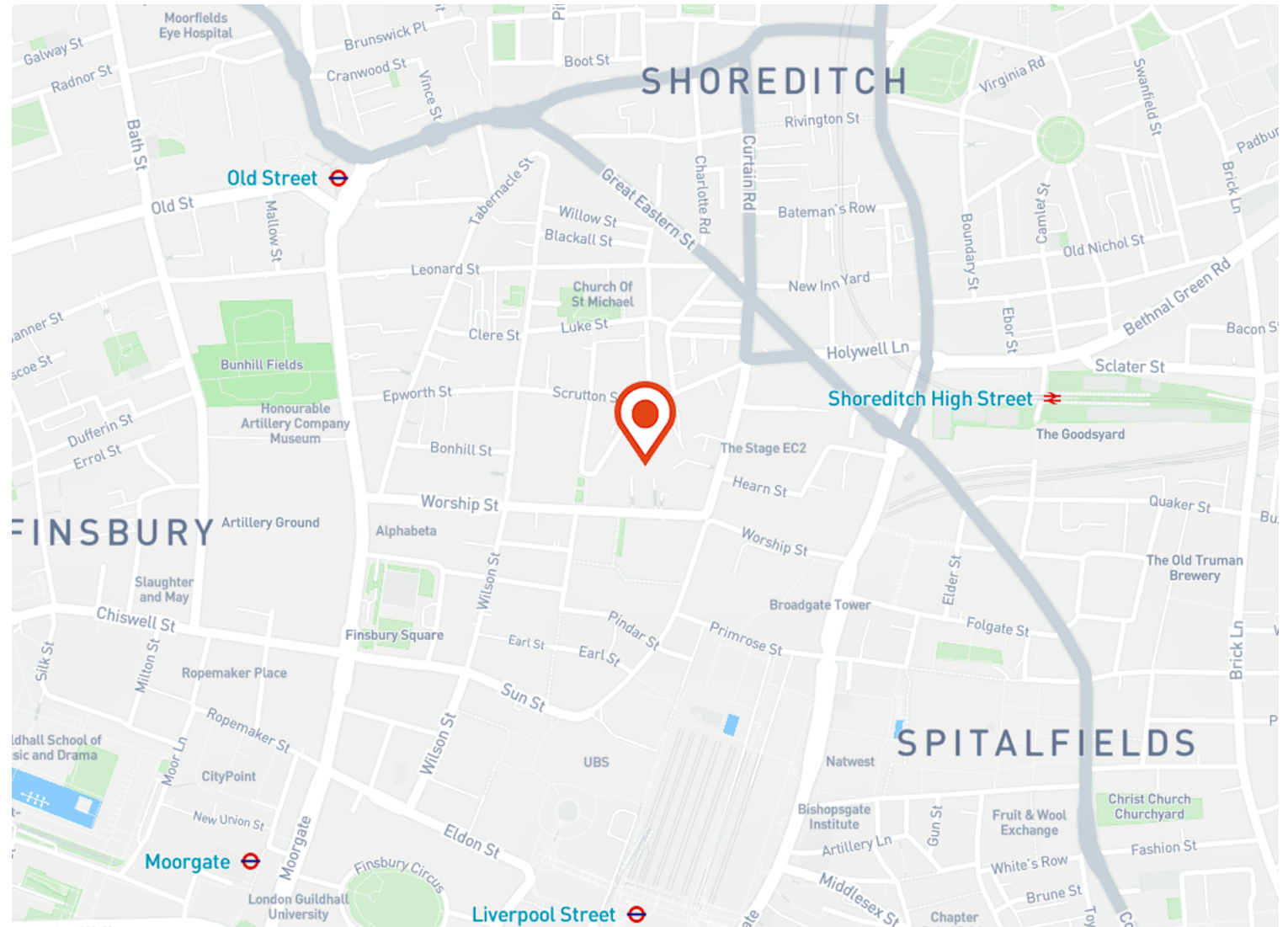
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## Location

89 Worship Street is located on the prominent corner of Worship Street & Curtain Road in Shoreditch, which is equidistant to both Liverpool Street (Eliabeth Line) and Old Street underground stations. Occupiers will benefit from the numerous street food operators at nearby Clifton Food Market as well as a fantastic choice of leisure amenities nearby including Flight Club, Barrys Bootcamp and Junkyard Golf.

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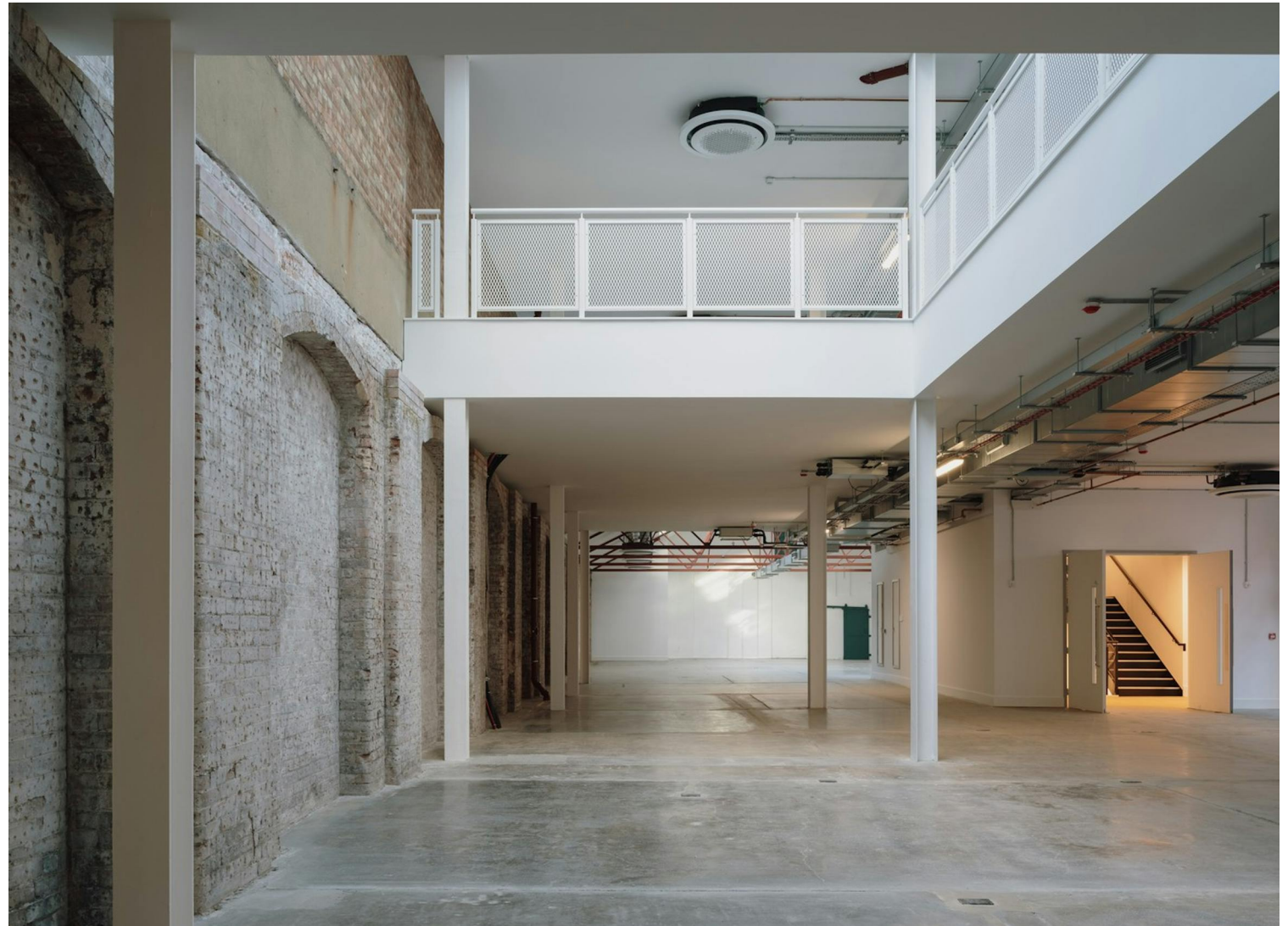
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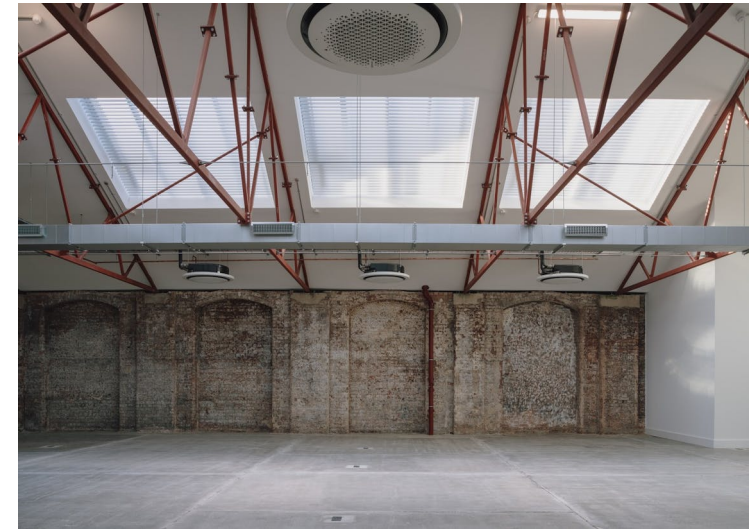
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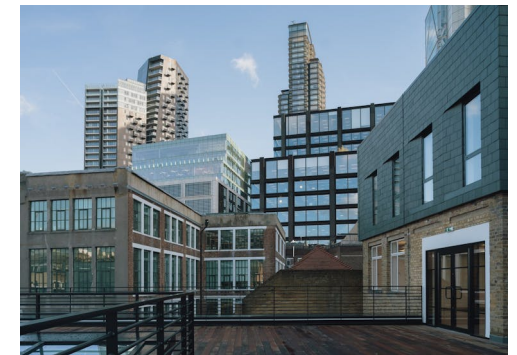
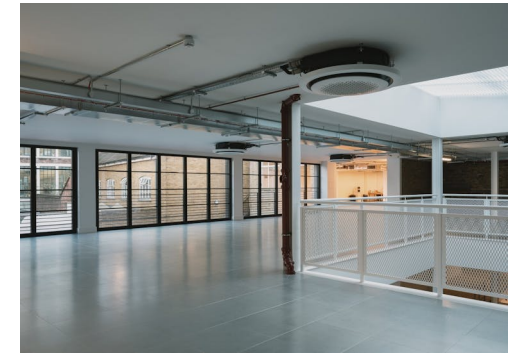
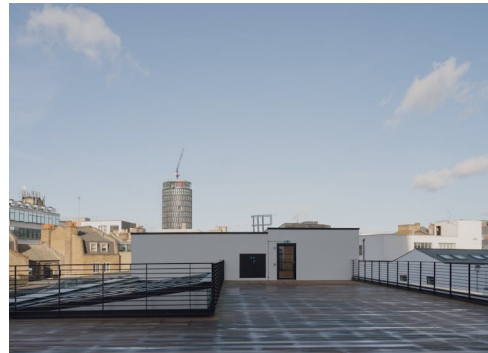
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## Amenities

- Fully self-contained
- Polished concrete and raised access flooring throughout
- Exposed brickwork
- End of trip facilities
- Private courtyard and terraces
- Superb ceiling height
- Air conditioning

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## Description

Presenting an exceptional self-contained office building in the heart of Shoreditch, spanning 23,000 sqft across the Lower Ground to 3rd Floors.

Recently refurbished to a high standard, the space boasts polished concrete and metal tile raised flooring, new air-conditioning, WC's, and end-of-trip facilities, complemented by exposed brickwork and impressive floor-to-ceiling heights throughout.

What truly distinguishes this property is its abundance of private outdoor spaces, featuring a charming courtyard and expansive terraces with panoramic views of Shoreditch and the City.

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## Content

Watch the film



View on Website



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## Developer

Private

## Tenure

Leasehold

## Lease Term

A new full repairing and insuring lease is available directly from the Landlord. Alternatively, the space can be acquired via a sublease or assignment.

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Hackney



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name         | sq ft  | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year | Availability |
|--------------|--------|--------------|-----------------------|------------------------|--------------|-------------|------------|--------------|
| 3rd          | 2,724  | £65          | £22                   | n/a                    | £87          | £19,749     | £236,988   | Available    |
| 2nd          | 2,796  | £65          | £22                   | n/a                    | £87          | £20,271     | £243,252   | Available    |
| 1st          | 5,954  | £65          | £22                   | n/a                    | £87          | £43,166.50  | £517,998   | Available    |
| Ground       | 10,484 | £65          | £22                   | n/a                    | £87          | £76,009     | £912,108   | Available    |
| Lower Ground | 1,255  | £65          | £22                   | n/a                    | £87          | £9,098.75   | £109,185   | Available    |
| Total        | 23,213 | £65          | £22                   |                        | £87          | £168,294.25 | £2,019,531 |              |

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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07840 638668

Shaun Simons  
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07788 423131

