



1st, 3rd & 4th Floor

68 Great Eastern Street, London, EC2A 3JT

**Self-Contained, 5 Storey
Office Building available in
prime Shoreditch area.**

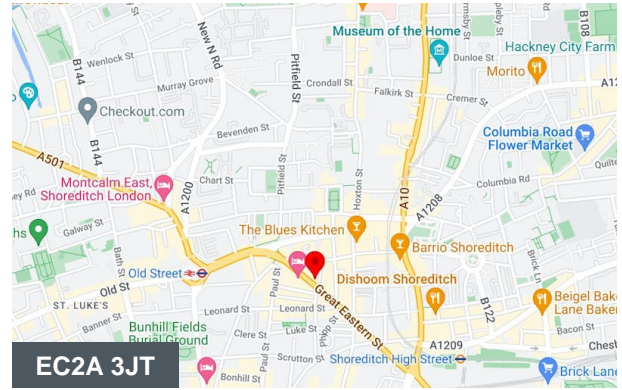
758 to 4,570 sq ft
(70.42 to 424.57 sq m)

- Double glazed windows
- Immediately Available
- Excellent natural light
- 24 hour access
- Passenger lift

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Summary

Available Size	758 to 4,570 sq ft
Rent	£17,055 - £21,757 per annum
Business Rates	N/A
Service Charge	£7.35 per sq ft VAT is not included
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (70)



Description

Commercial building available to let within this converted Victorian warehouse building located on Great Eastern Street in the heart of Shoreditch. The property benefits from great natural light, gas central heating and passenger lift access.

Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rent (sq ft)	Rates Payable	Service charge	Total year	Availability
Ground	758	£17,055 /annum	£22.50	£11,976 /annum	On Application	£29,031	Available
1st	941	£21,172.50 /sq ft	£21,172.50	£16,092.75 /annum	£7.35 /sq ft	£19,946,331.60	Available
2nd	950	£21,375 /annum	£22.50	On Application	£6,982.50 /annum	£28,357.50	Available
3rd	954	£21,465 /annum	£22.50	£15,593.75 /annum	£7.35 /annum	£37,066.10	Available
4th	967	£21,757 /annum	£22.50	£17,065.80 /annum	£7.35 /annum	£38,830.15	Available
Total	4,570		£4,252.50			£20,079,616.35	



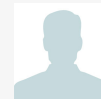
Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

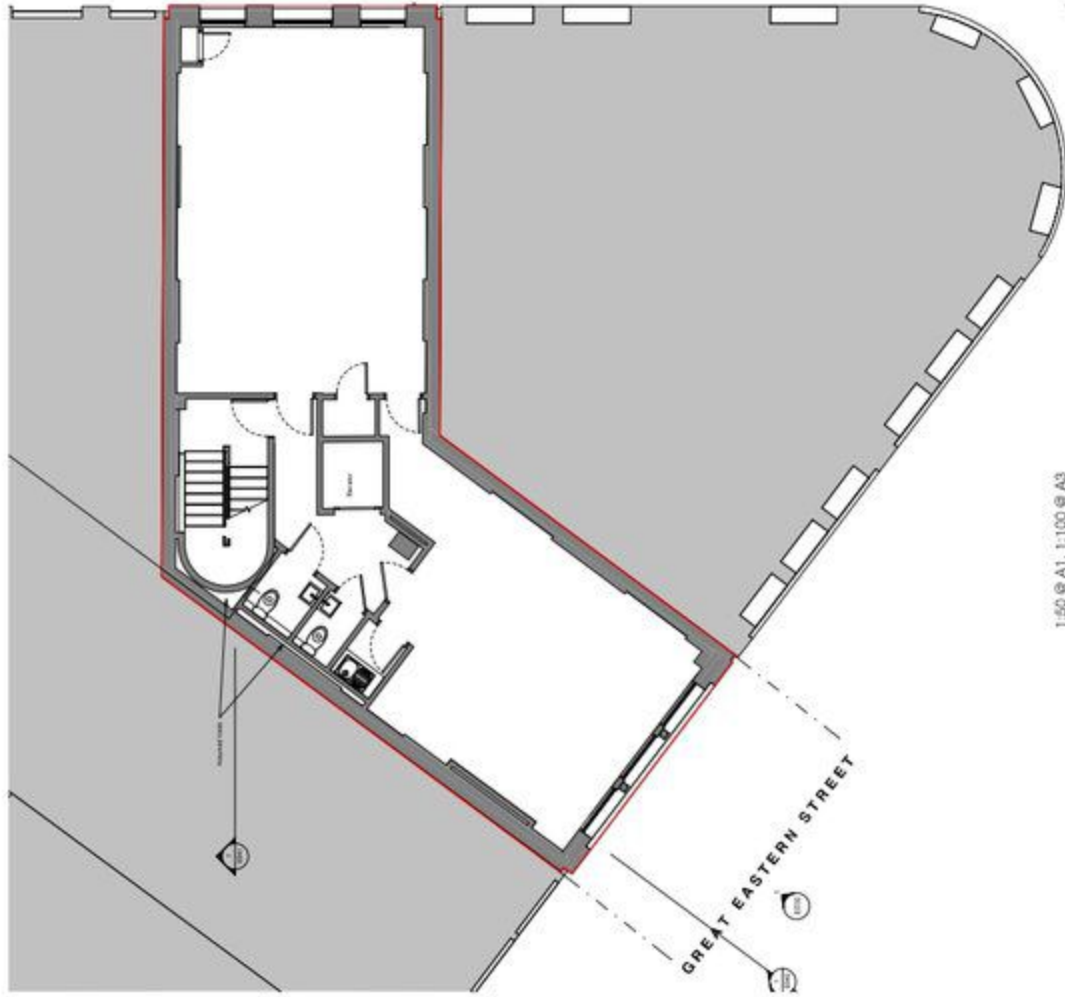


Quba Medford

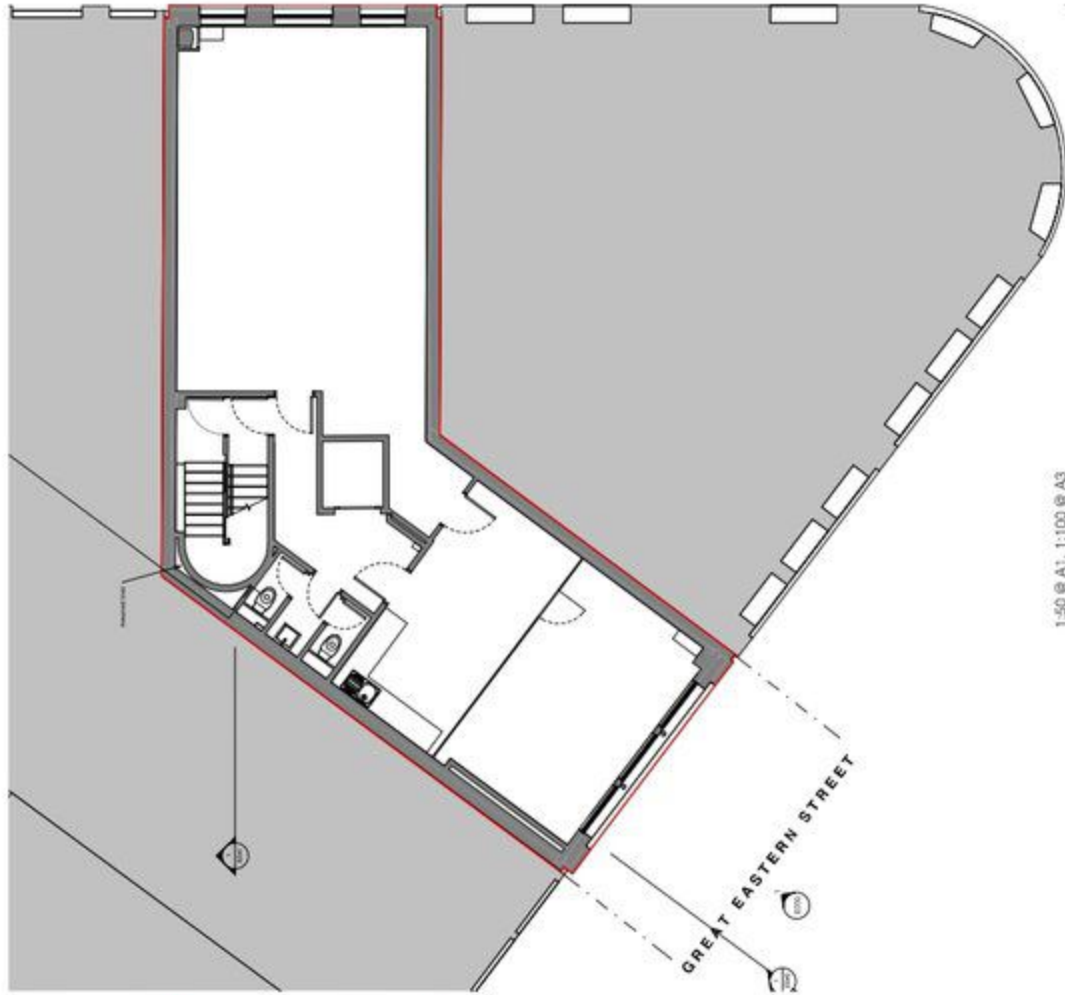
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quba@fyfemcdade.com

EXISTING FLOOR PLANS



Typical Floor Plan
1:100 @ A3



Fourth Floor Plan
1:100 @ A3