

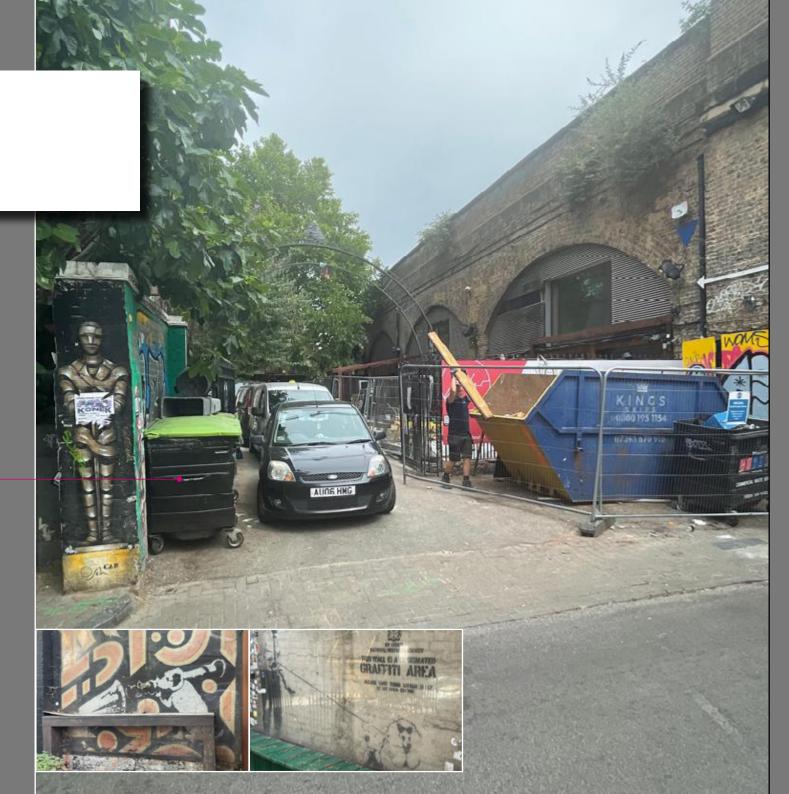
# To Let

The Shoreditch Arch Rivington Street London EC2A 3AY

# Victorian Railway Arch

Suitable For A Range Of Users Such as Artists, Gyms or as Storage

- Dry Arch
- Monthly Rent Acceptable
- Flexible Terms
- Extremely Sought After Location
- In the same yard as 2 Original Banksys



## LOCATION

The Property is situated on Rivington Street near the junction of Shoreditch High Street in the heart of Shoreditch.

(Overground) and Old Street (Northern Line and Mainline), which are 5 and 10 minutes walk respectively.



#### DESCRIPTION

The property comprises a secure Victorian railway arch benefitting from concrete floors with loading facilities. The unit falls within the flexible "E" Use Class, meaning it is suitable for a range of potential uses. The arch contains a mezzanine floor and has a toilet, Kitchenette and power.

#### **BUSINESS RATES**

To Be Confirmed

# **Service Charges**

£1 per sq ft.

#### **TERMS**

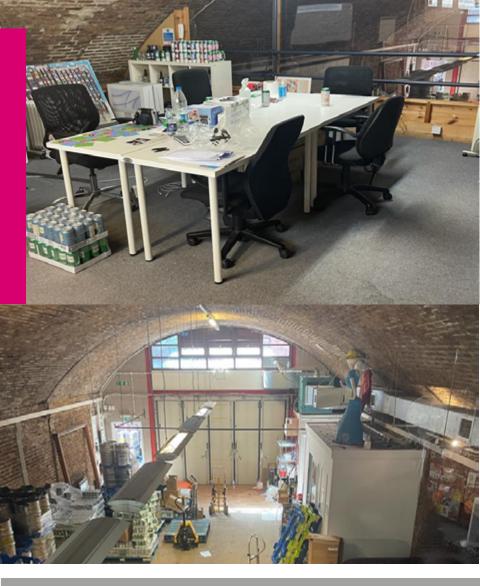
Either a new full repairing and insuring lease which will be Outside of the Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act 1954 (As Amended) or a licence.

#### **RENT**

Arch 4 - £60,000 per annum

#### **OTHER**

The Landlord will not consider bars, pubs or nightclubs.



### **FLOOR AREA**

Arch 4

Ground Floor 204.32 sq m ( 2199 sq ft ) Mezzanine 35.48 sq m ( 382 sq ft. ) Total 239.80 sq m ( 2570 sq ft )



#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent: James Bacon

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Email: james@murraycommercial.co.uk

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