



Murray Commercial
Property Consultants

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 benefiting 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:
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