

Commercial Office Space

738 sq. ft. / 68.56 sq. m.

**Fully-cabled office in a prime Shoreditch location**

# TO LET

**74 Great Eastern Street, Shoreditch EC2A 3JL**



\*Photo of another floor within the building

## LOCATION

Located on Great Eastern Street in the heart of Shoreditch, the property is just a few minutes' walk from Old Street Station with Shoreditch High Street Overground Station just an eight-minute walk in the other direction. The property benefits from a wealth of amenities on the doorstep with various bars, restaurants, coffee shops, hotel and leisure facilities.

## TRANSPORT

Old Street (Northern line and National Rail)

Shoreditch High Street (Overground)

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Various bus routes are also immediately available



## DESCRIPTION

The office suite has been recently refurbished and is ready for immediate occupation.

Refurbishment works include updated common parts, installation of a new kitchenette / tea point and WCs as well as redecoration of the office suite.

The office would suit creative companies looking for a prime Shoreditch base.

## AMENITIES

- Stylish refurbished entrance and common parts
- Excellent natural lighting
- Refurbished WCs
- Phone entry system
- Openable windows
- Perimeter trunking
- Onefibre connected
- New timber style flooring

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	738	68.56

## LEASE

A new flexible lease term is available

## RENT

Floor	Per sq. ft.*	Per Annum*
Fourth	£55.00	£40,590

## SERVICE CHARGE

Floor	Per sq. ft.*	Per Annum*
Fourth	£12.57	£9,276.66

## RATES

Floor	Per sq. ft.	Per Annum
Fourth	£17.07	£12,599.75

Interested parties must verify these figures from the London Borough of Hackney.

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Fourth	£62,466.41	£5,205.53

## PLEASE CONTACT

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\*VAT is payable on Rent & Service Charge