

Office / Showroom Space

3,133 sq. ft. / 291.07 sq. m.

Self-contained Shoreditch office / showroom, close to Liverpool Street station

TO LET

17-18 Clere Street, Shoreditch, London EC2A 4LJ



LOCATION

17-18 Clere Street is ideally located between Liverpool Street station and Old Street roundabout, where The City meets Shoreditch. With both stations and their local amenities accessible in around 5-10 minutes' walk, you have the best of both worlds on your doorstep and are spoilt for choice when it comes to coffee shops, bars, restaurants, hotels and green spaces.

TRANSPORT

Old Street (Northern line and National Rail)

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

Shoreditch High Street (Overground)

Hoxton (Overground)

Various bus routes





DESCRIPTION

This unit is self-contained over ground and lower ground floors, fronting Clere Street which runs adjacent to Paul Street and Leonard Circus.

The warehouse style space provides open plan space at ground floor level with meeting and presentation space at lower ground level.

The property is to benefit from a light refurbishment following the previous tenant's vacation.

AMENITIES

- Open plan
- Self-contained
- Under floor power
- Fresh air ventilation
- Gas central heating
- Meeting rooms
- Presentation area
- Demised kitchenettes
- Shower facilities
- 3 x WCs
- Phone call / breakout meeting space

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,521	141.31
L. Ground	1,612	149.76
Total	3,133	291.07

LEASE

A new lease is available for a term by arrangement.

RENT

Per Annum*	Per sq. ft.*
£115,000	£36.71

SERVICE CHARGE

The guide for service charge payable is approximately:

Per Annum*	Per sq. ft.*
£1,879.80	£0.60

RATES

We understand that business rates payable for 2024/25 equate to approximately:

Per Annum	Per sq. ft.
£47,827	£15.26

Interested parties must contact The London Borough of Hackney to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM	Per Sq. Ft.
£164,701.81	£13,725.15	£52.57

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge