

Commercial Office Space

1,230 / 114.27 sq. m.

**Fully fitted & furnished, plug & play office in a prime Shoreditch location**

# TO LET

**89 Great Eastern Street, Shoreditch EC2A 3HX**



## LOCATION

Located on Great Eastern Street, the office is in the heart of Shoreditch and moments from Shoreditch House and BOXPARK. Old Street is on the doorstep and both Shoreditch High Street Overground Station and Liverpool Street Stations are within 10 minutes walking distance. You are spoiled for choice when it comes to bars, restaurants, independent coffee house, 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)

Moorgate (Circle, Hammersmith & City, Metropolitan and Northern lines and National Rail)

Various bus routes

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The office has been recently refurbished and fully fitted and furnished to provide 12 desks, a meeting room and a generous breakout area.

The space is fully cabled and OneFibre connected meaning the space is available for immediate occupation.

## AMENITIES

- Excellent natural daylight
- Fully power & data cabled
- Newly refurbished
- Fully fitted with 1x meeting room & furniture
- Demised WC & shower
- Passenger lift
- Comfort cooling
- Fibre internet connection

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	1,230	114.27

## LEASE

A new full repairing and insuring lease available direct from the freeholder for a term by arrangement.

## RENT

Floor	Per Annum*	Per sq. ft.*
First	£58,425	£47.50

## SERVICE CHARGE

Floor	Per Annum*	Per sq. ft.*
First	£12,300	£10.00

## RATES

Floor	Per Annum	Per sq. ft.
First	£23,453	£19.07

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

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
First	£94,181	£7,848.43

## PLEASE CONTACT

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\*VAT is payable on Rent & Service Charge