

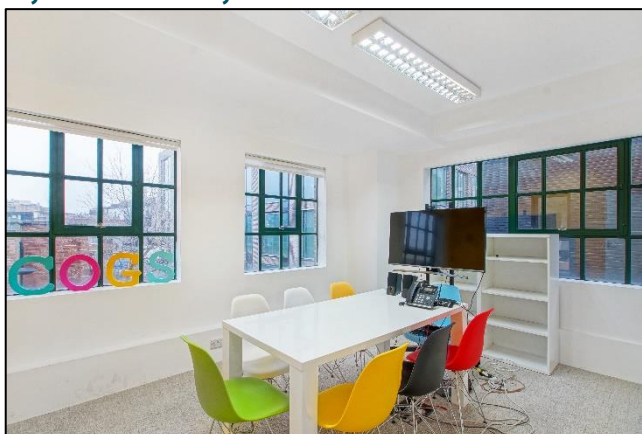
Commercial Office Space

2,108 sq. ft. / 195.8 sq. m.

Bright second floor office available in the heart of Shoreditch

TO LET

44-46 New Inn Yard, Shoreditch, London, EC2A 3EY



LOCATION

Situated on the south side of New Inn Yard, close to the junction of Shoreditch High Street. There are a wide selection of shops, bars, restaurants and cafes in the area, including The Merchant's Tavern, Boxpark Shoreditch and The Hoxton Hotel.

TRANSPORT

Shoreditch High Street Station (London Overground)

Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)

Old Street Station (Northern line and First Capital Connect)

Buses 55, 243 (Oxford Circus, Waterloo)

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

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

Located on the second floor of this contemporary office building and benefits from excellent natural daylight, good floor to ceiling height, kitchenette and WCs. The office would suit a variety of occupiers, including those in the media, tech and creative industry.

The office is available for immediate occupation.

AMENITIES

- Air conditioning
- Raised floors
- Engineered wooden floors
- Perimeter trunking
- Excellent natural light
- Good floor to ceiling height
- Entryphone system
- Kitchenette
- WCs

APPROXIMATE FLOOR AREAS

Second floor 2,108 sq. ft. 198.8 sq. m.

LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

£115,940 per annum plus VAT (£55 per sq. ft. plus VAT)

SERVICE CHARGE

We are advised that the service charge is currently estimated at £3.60 per sq. ft. per annum plus VAT.

RATES

Based upon information listed on the VOA Website, the estimated rates payable for 2018/19 are £42,665 per annum (£20.23 per sq. ft.).

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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