

Compton

For Rent
**40 Clifton Street
Shoreditch EC2**



40 Clifton Street offers refurbished and fully fitted floors located in the heart of vibrant Shoreditch with open-plan layouts.

For Rent

40 Clifton Street
Shoreditch EC2A

Size

1,664 - 6,731 Ft²

Rent

£35 - £45 per sq ft

Fitout

Not Fitted. Can be fitted, subject to terms.

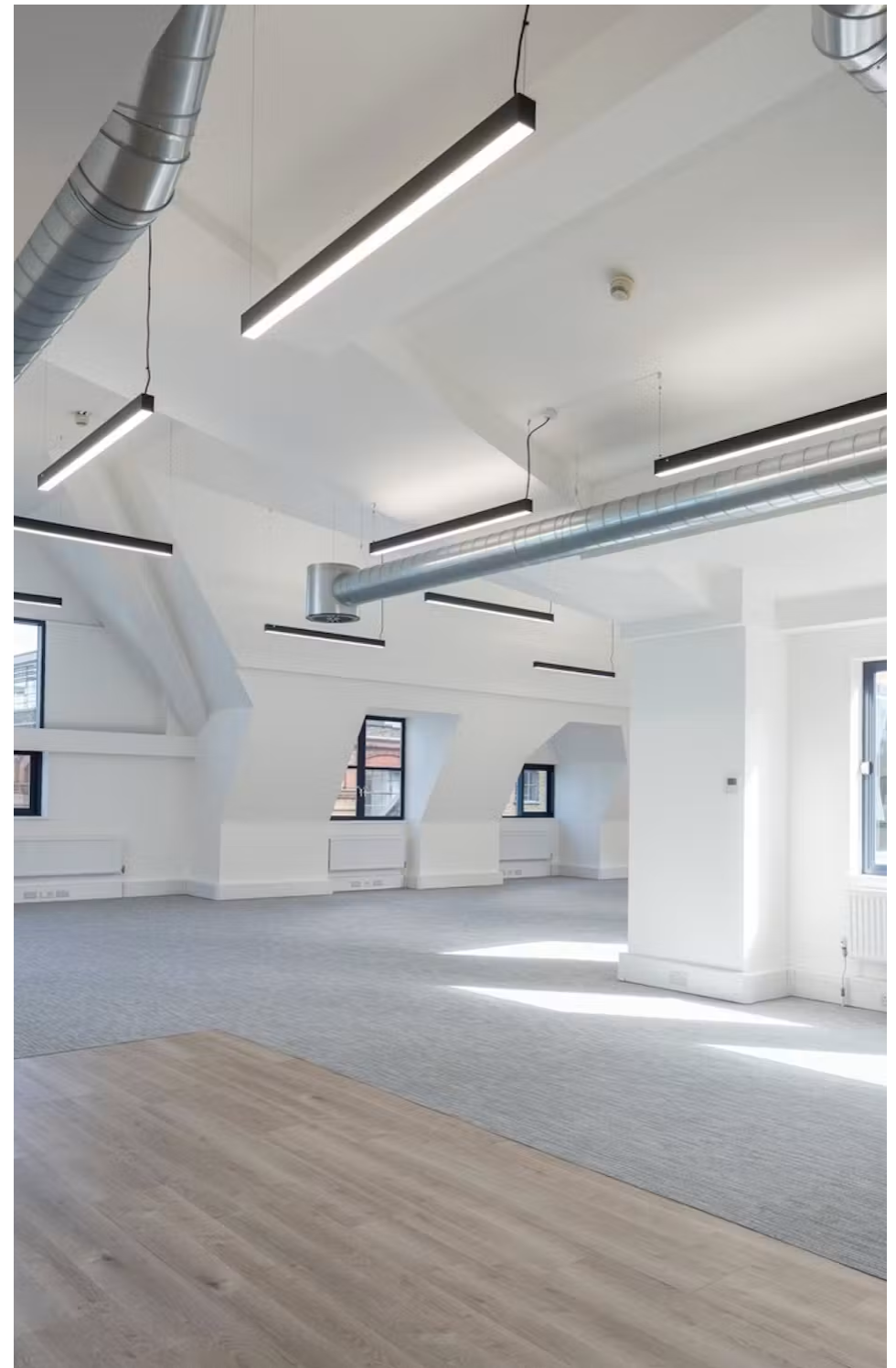
Description

Newly refurbished, the building benefits from original warehouse features, open plan floors which are provided fitted and unfitted.

The entrance lobby offers a warm and inviting welcoming with an onsite commissionaire.

The available accommodation is accessible by either lift or stairs and benefits from communal bike storage, showers.

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For Rent

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5th Floor

Size

1,664 - 6,731 Ft²

Rent

£35 - £45 per sq ft

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5th Floor



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6 — 15

For Rent

40 Clifton Street
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5th Floor



1st Floor



For Rent

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Location

The property is situated on Worship Street within a few minutes' walk of Old Street Roundabout. The area already provides a diverse range of residential, retail and commercial occupiers however with the numerous developments currently taking place the area is expected to further improve.

Communications are excellent with Old Street (Northern Line), Barbican (Metropolitan, Circle and Hammersmith & City), Moorgate (Metropolitan, Circle and Hammersmith & City). Mainline stations in the immediate proximity, Liverpool Street and Shoreditch High Street are both within walking distance. The area will also benefit considerably from Crossrail Stations at Liverpool Street and Moorgate.

There is no shortage of amenities



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Kitchenette



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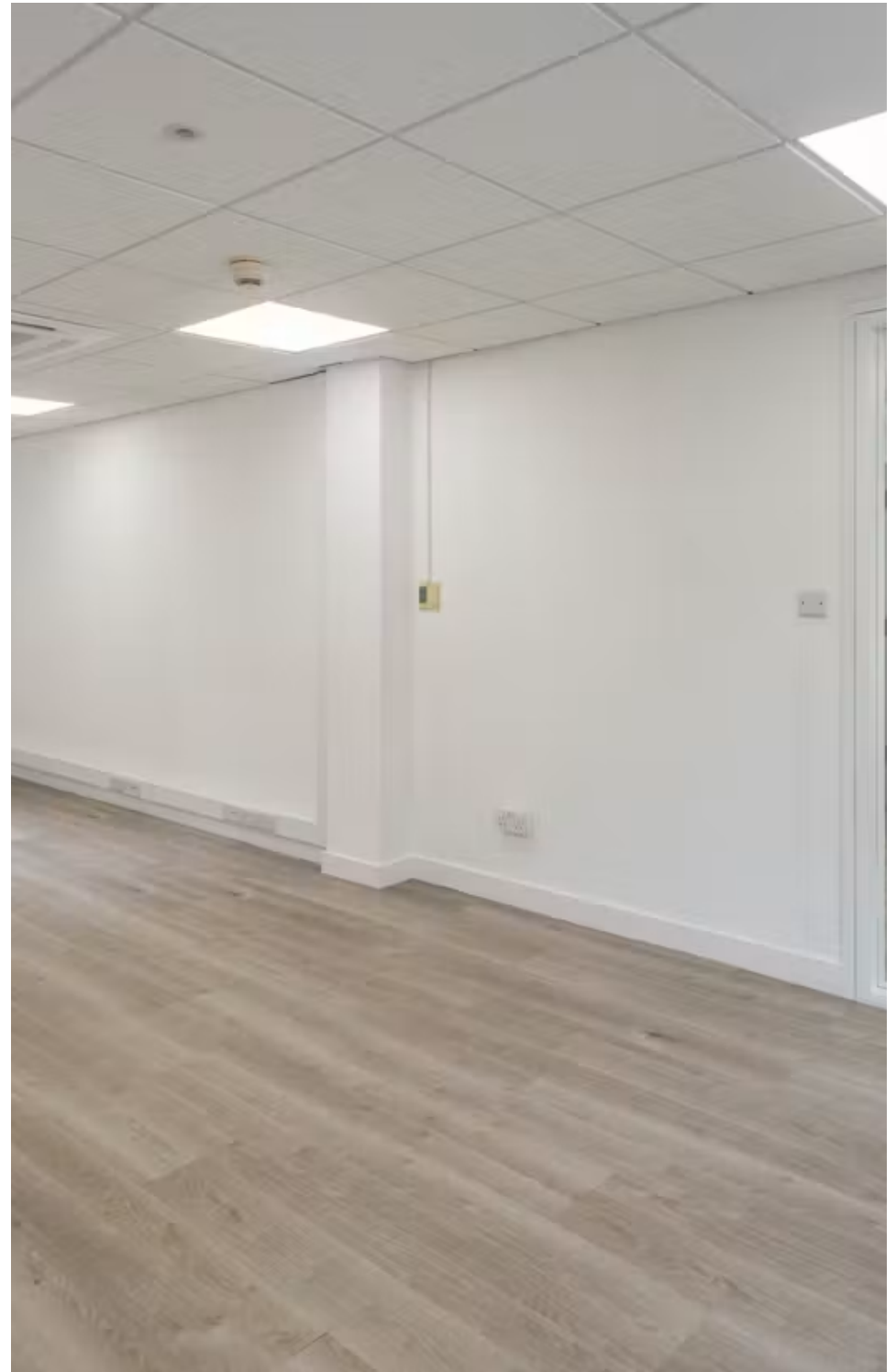
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Amenities

- Great Branding Opportunity on Ground Floor
- Great Natural Light
- Air Conditioning Available
- External Courtyard
- Good Transport Links
- Fully Fitted and Unfitted Options Available
- Flexible Lease Terms
- Lift Access
- End of Trip Facilities
- Meeting Rooms in Situ

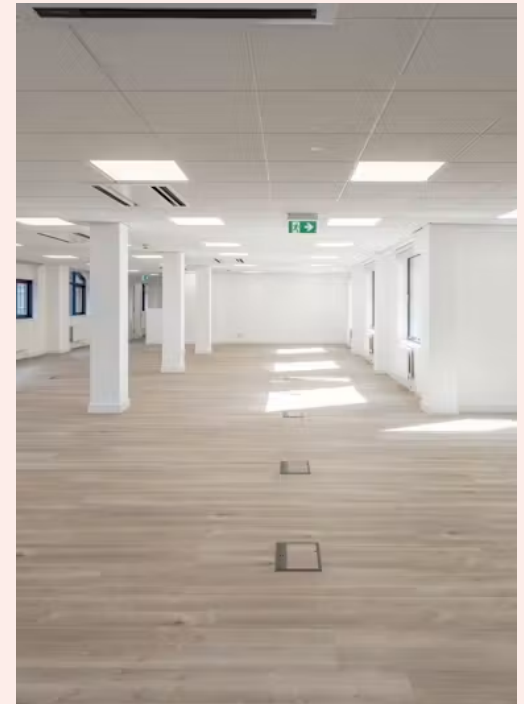
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1st Floor



Ground Floor

For Rent		40 Clifton Street Shoreditch EC2A				Availability		
Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th - North	2,288	£45	£23.92	£10.79	£79.71	£15,198.04	£182,376.48	Under Offer
5th - South	2,547	£45	£24.01	£10.79	£79.80	£16,937.55	£203,250.60	Under Offer
3rd - South	3,137	£35	£22.80	£10.79	£68.59	£17,930.57	£215,166.83	Let
2nd - North	2,546	£35	£31.39	£10.79	£77.18	£16,375.02	£196,500.28	Available
1st - North	2,521	£39.50	£25.54	£10.79	£75.83	£15,930.62	£191,167.43	Under Offer
Ground - North	1,664	£35	£21.16	£10.79	£66.95	£9,283.73	£111,404.80	Available
Ground - South	4,089	£39.50	£21.41	£10.79	£71.70	£24,431.78	£293,181.30	Let
4th	2,547	£35	On Application	£10.79	£45.79	£9,718.93	£116,627.13	Available
Total	21,339	£38.63	£24.32	£10.79	£70.69	£125,806.24	£1,509,674.85	

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Tenure

New Lease

Availability

Available Immediately

Compton Concierge

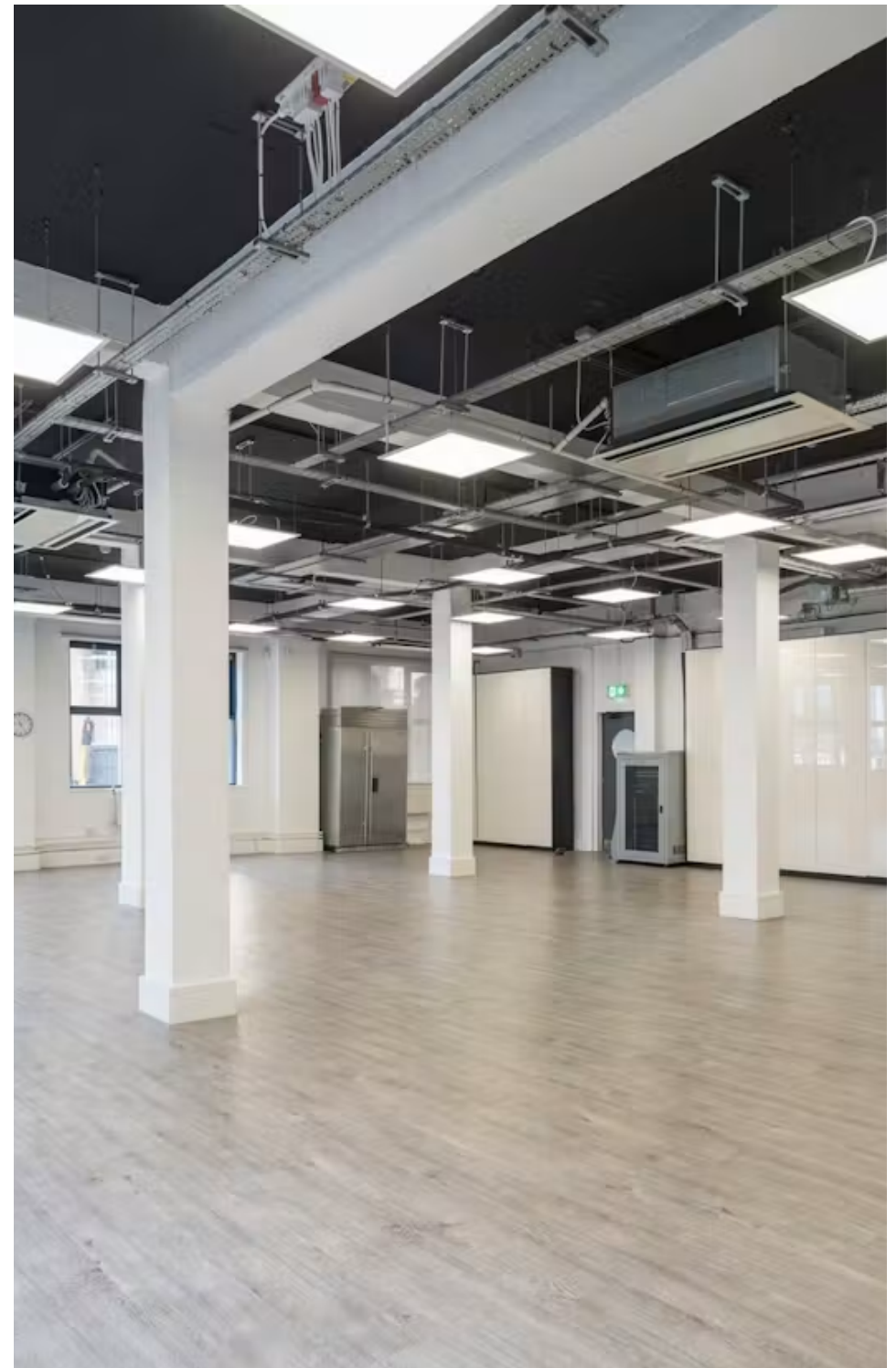
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Content

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