

AVAILABLE TO LET

## LG (West) 36-42 New Inn Yard

36-42 New Inn Yard, London EC2A 3EY



Office to rent, 1,528 sq ft, £32.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/49045-lg-west-36-42-new-inn-yard-36-42-new-inn-yard>

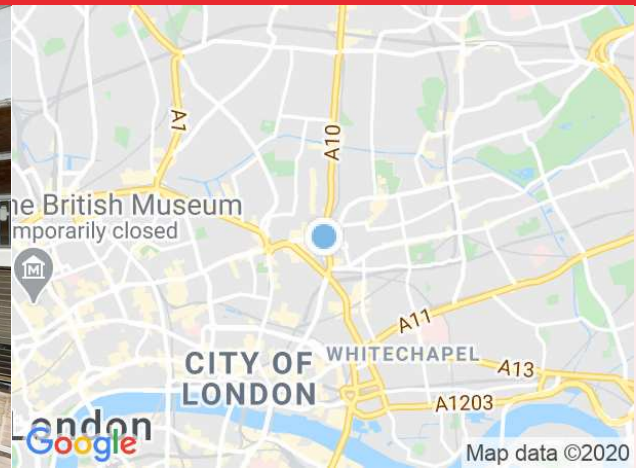
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### Office to let in the heart of Shoreditch

This self-contained lower ground office provides a contemporary working environment, benefiting from open plan layout, one glazed meeting room, exposed concrete ceiling, good natural light from the large skylight, kitchen and WCs with shower.

Situated on the fringe of the city it is surrounded by a number of boutique hotels, bars restaurants and cafés such as; Citizen M, Ace Hotel and Shoreditch House . It is also within easy walking distance from Shoreditch High Street (3mins), Old Street (5mins), and Liverpool Street (7mins) Stations.

#### Highlights

- Generous natural light via large sky light and street level windows
- Demised WC with shower
- Kitchenette
- Exposed concrete ceiling

#### Property details

<b>Rent</b>	£32.50 psf
<b>Est. S/C</b>	£2,095 per annum
<b>Est. rates payable</b>	£8,224 per annum
<b>Building type</b>	Office
<b>Size</b>	1,528 Sq ft
<b>Lease details</b>	New Full Repairing and Insuring Lease terms to be agreed

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
West	Lower Ground	1,528	£32.50	£1.37	£5.38	£59,979.25	Available

#### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/49045-lg-west-36-42-new-inn-yard-36-42-new-inn-yard>

#### Contact us

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Quote reference: RENT-49045

Viewings via appointment

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