



OFFICE AVAILABLE TO LET, P.O.A, 2,506 sq ft

## 85 Great Eastern Street

85 Great Eastern Street EC2A 3HY

Coming soon... Brand newly refurbished media style office space available for rent in the heart of Tech City which lies within the 'Shoreditch Triangle'

Brand newly refurbished

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Excellent floor to ceiling height

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Exposed comfort cooling system

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New parquet wood flooring

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New perimeter trunking system

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8-person passenger lift

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Newly installed LED lighting

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Newly refurbished WCs

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Shower facilities on three floors

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Double glazing



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Data provided by Google

**Essentials**

Rent	P.O.A
Est. S/C	£11.00 psf
Est. rates payable	£13.50 psf
Building type	Office
Planning class	B1
Size	2,506 Sq ft
VAT charges	VAT is applicable
Lease details	A new full repairing and insuring lease for a term by arrangement direct from the Freeholder
EPC certificate	Available on request

For more information please visit:  
<http://example.org/m/46635-85-great-eastern-street-85-great-eastern-street>

**Floors & availability**

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Planning usage	Status
3rd	2,506	P.O.A	P.O.A	P.O.A	P.O.A	B1	Available

**Airports** London City 6.1m, London Heathrow 16.6m, London Gatwick 26.5m

**National rail** Old Street 0.2m, Shoreditch High Street 0.4m, Hoxton 0.5m

**Tube** Old Street 0.2m, Shoreditch High Street 0.3m, Hoxton 0.5m

**Estimated rates** £13.50 psf

**Estimated service charge** £11.00 psf

**Legal costs** Each party to bear their own legal costs in this transaction

**VAT** VAT is applicable

**Planning class** B1

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**Lease summary**

A new full repairing and insuring lease for a term by arrangement direct from the Freeholder

**EPC**

Available on request

Notes:

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Quote reference: RENT-46635

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