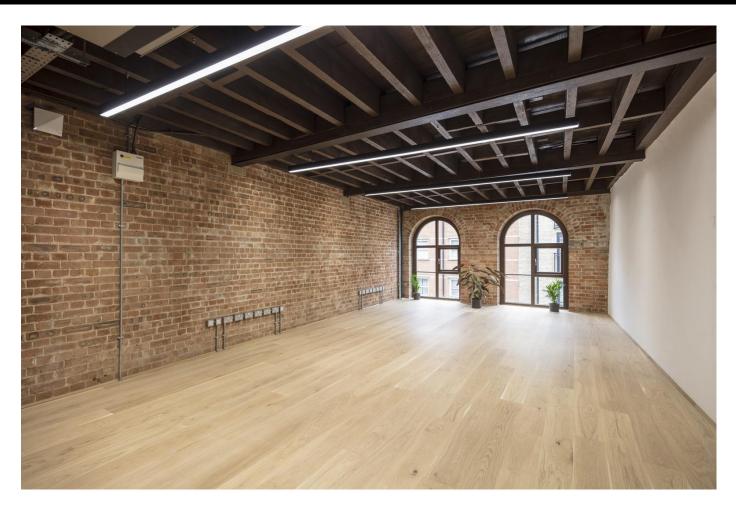
# SHOREDITCH PITFIELD HOUSE 41 PITFIELD STREET LONDON N1

Redeveloped former warehouse, previously the studio of renowned street artist Stick, located in the heart of Shoreditch





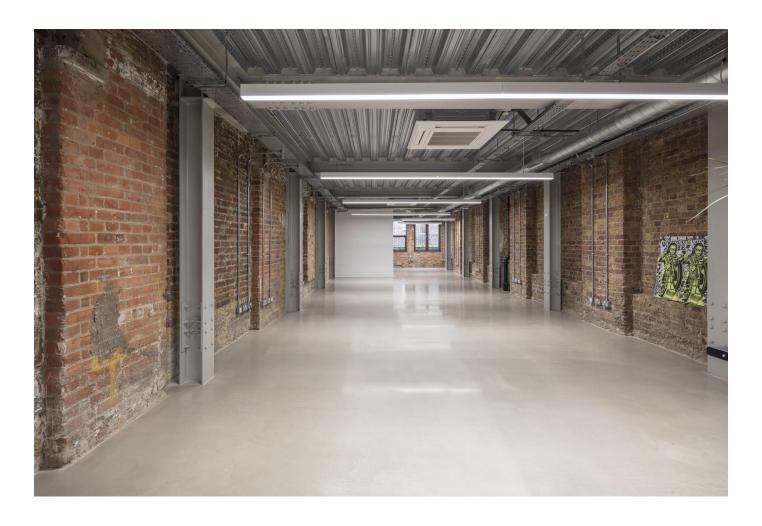
### Summary

Lower Ground – 3rd Floors  $495 - 5,207 \ Ft^2 \ (46 - 483 \ M^2) \ Approx.$  Rent | £60.00 /Ft<sup>2</sup>

### Contact us

Viewing is strictly by prior appointment with Colliers International through: 020 7101 2020













# **AMENITIES**

- Original warehouse features throughout
- Comprehensive refurbishment of this former art studio
- Unique original art Air conditioning
- Demised WC facilities
- Secure cycle storage
- Shower facilities
- 2 private terraces
- Kitchenettes
- Dedicated meeting room
- Nearest tubes Old Street, Hoxton & Shoreditch High Street

# **FLOOR AREAS & OUTGOINGS**

Floor / Unit	Ft <sup>2</sup> Approx.	Rent /Ft²	Service Charge /Ft <sup>2</sup>	Rates /Ft²	Availability / Status
3rd	495	£60.00	TBC	TBC	Available
2nd	1,153	£60.00	TBC	TBC	Available
1st	1,281	£60.00	TBC	TBC	Available
Ground	1,328	£60.00	TBC	TBC	Available
Lower Ground	950	£60.00	TBC	TBC	Available
Total	5,207	£60.00	ТВС	TBC	Available

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## **CONTACT US**

All appointments to view must be arranged via Colliers International or Belchak Corin & Co through:

Ricky Blair ricky.blair@colliers.com 07961 104 125

Elliott Stern elliott.stern@colliers.com 07834 918 700

Alexander Howarth alexander.howarth@colliers.com 07841 514 264

Morelands 27 Old Street, London EC1V 9HL United Kingdom

collierslondon.com 020 7101 2020

Alternatively, please contact our joint agent Belchak Corin on 020 7375 3444.

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA