

## SELF-CONTAINED WAREHOUSE-STYLE OFFICES TO LET

### 46 GREAT EASTERN STREET, LONDON, EC2A 3EP

### 2,000 SQ. FT.



#### LOCATION

Located on Great Eastern Street (A1202) within walking distance (0.3 miles) to Old Street Station (Northern Line and First Capital Connect) being only minutes away. Liverpool Street and Moorgate Stations are also within short distance, also the area is served by numerous bus routes.

#### GOOGLE MAPS

[LINK](#)



## DESCRIPTION

This self-contained warehouse-style office is divided over first, second and third floors. The property benefits from an individual door entry system per floor, double glazed windows, comfort cooling units, wall mounted radiators, featured goods lift, wood flooring, raised floors and toilets (and shower on the first floor).

## LEASE

A new Full Repairing & Insuring Lease is available direct with the Landlord for a term by arrangement outside the Landlord & Tenant Act 1954.

## RENT

£80,000 per annum exclusive of rates and service charge.

## SERVICE CHARGE

Approximately £3.00 per sq.ft.

EPC Available on request.

## BUSINESS RATES

**Local Authority: Hackney**

Interested parties are advised to make their own enquires.

## POSSESSION

Upon completion of legal formalities.

## FLOOR AREA

Floor	m <sup>2</sup>	ft <sup>2</sup>	Rent (per annum exclusive)
1 <sup>st</sup> - 3 <sup>rd</sup>	186	2,000	£80,000

## AMENITIES

- Individual Door Entry System (per floor)
- Double Glazed Windows
- Comfort Cooling
- Wall Mounted Radiators
- Featured Goods Lifts
- Wood Flooring
- Raised Floors
- Toilets (and shower on the first floor)

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Through Robert Irving Burns.

**Henry Bacon**

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**George Cook**

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