



**AVAILABLE TO LET**

## 52 Beviden Street, Shoreditch, N1

52 Beviden Street, London, UK N1 6BL



Office for rent, 1,303 sq ft, £47.50 psf (guiding)

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/42033-52-beviden-street-shoreditch-n1-52-beviden-street>

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A fantastic bright first floor office in stunning former warehouse premises in the heart of Hoxton, being a few minutes walk to Old Street. Comprising approx 1300 sq ft including a meeting room, fitted kitchen and open plan working space. Inclusive rent

Set in a refurbished former warehouse, this open plan office provides creative and inspiring workspace. With beautifully restored crittal windows, modern common parts with wc, shower and bike storage facilities. The office is lit by large pendant light fittings, has the comfort of air conditioning and the rent includes all business rates, utilities, broadband connection, water and service charges.

Being just a few minutes walk from Old Street station, 52 Beviden Street is situated on the corner of East Road, being close to the shops, bars and restaurants of Shoreditch and Hoxton and the amenities of Shoreditch Park. Numerous bus routes also link to the City, West and East End.

## Highlights

- air conditioned
- power and data ready
- bright light studio style space
- private kitchen
- private meeting room
- passenger / service lift
- bike storage and shower facilities
- VR Tour available on microsite

## Property details

Rent	£47.50 psf (Guiding)
Est. S/C	£5.97 psf
Est. rates payable	£10.16 psf
Building type	Office
Size	1,303 Sq ft
VAT charges	VAT is applicable
EPC certificate	Available on request

Unit	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Notes	Status
first	1,303	£47.00	£5.97	£10.16	£82,258.39	Sub-lease	Available

\* All sizes NIA

## More information

[Visit microsite](#)

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## Contact us

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Quote reference: RENT-42033

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