



## 13 Boundary Street London, E2

- Self-Contained Office to Let
- 1,000 sq ft available
- Attractive Corner Space

## OFFICES TO LET

### New Lease Available

#### Location

Located in a prime position on Boundary Street, on the corner of Boundary Passage and adjacent to Shoreditch High Street. The building is easily accessible from a number of Underground Stations including Shoreditch Station (Overground Line) and Old Street Station (Northern Line).

#### Description

Office space available over basement and ground floor levels laid out in an open plan format.

#### Tenure

The property is available by way of a new lease for a term by arrangement.

#### Amenities

Prime corner position  
Good natural light

#### Rent

£55.00 per sq ft (ground floor)

#### Accommodation

Approximate net internal areas:

Ground Floor	462 sq ft	43 sq m
Basement	545 sq ft	50 sq m

**Total: 1,007 sq ft 93 sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

#### EPC

This building has an EPC rating of G (173)

#### Business Rates

Rateable Value	£16,111
Rates Payable (19/20)	£7,910.50

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

#### Amanda O'Flaherty

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T 020 7462 9131

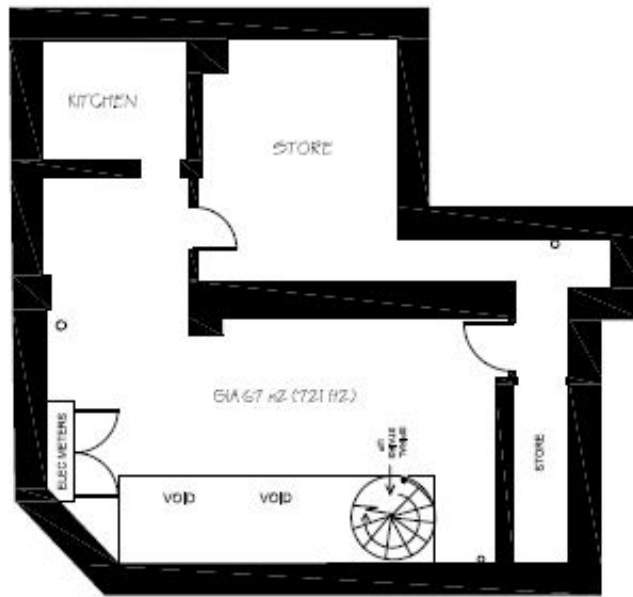
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#### Jasper Hill

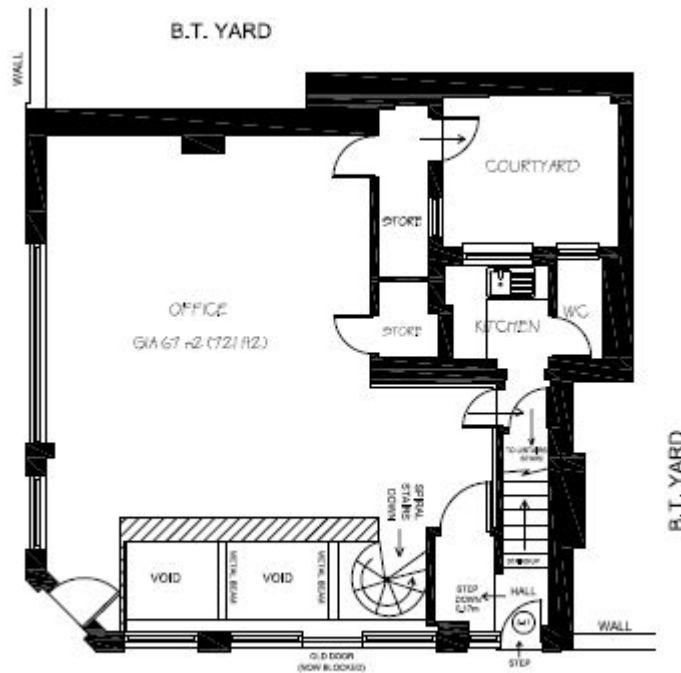
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BASEMENT LAYOUT



GROUND FLOOR LAYOUT

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