



## THE OFFICE

This self contained building is prominently located on Great Eastern Road and is arranged over 1st, 2nd and 3rd floors. The building benefits from comfort cooling and wooden flooring and provides a modern and airy workspace which is perfectly aligned with the quirky nature of Shoreditch.



# AVAILABILITY & FLOOR PLANS

Available by way of a new lease direct from the Landlord

## SPECIFICATION

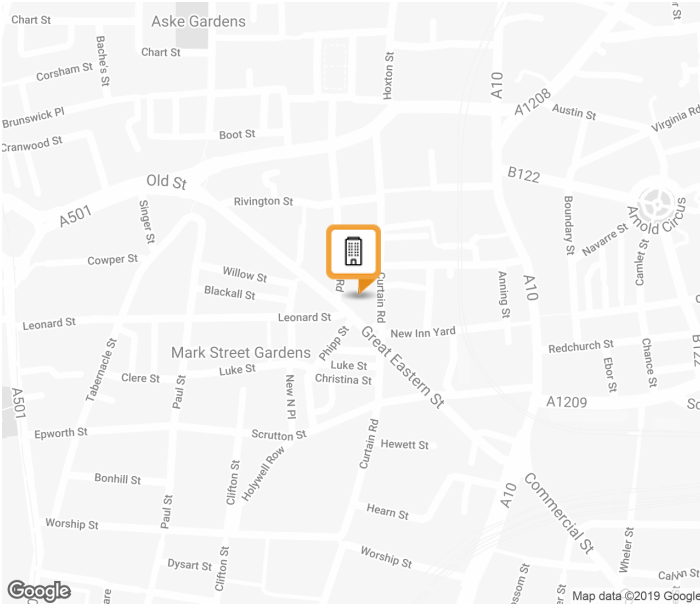
- Comfort cooling
- Wooden raised floors
- WCs
- Shower
- Wall mounted radiators
- Featured goods lift
- Double glazed windows
- Alarm system

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	66.79	719	£37.50	TBC	£3	TBC	
2nd	68.28	735	£37.50	TBC	£3	TBC	
3rd	65.44	704	£37.50	TBC	£3	TBC	
Total	200.54	2,158	£37.50	TBC	£3	TBC	Available

## LOCATION

The building is prominently located on Great Eastern Street, in the heart of the Shoreditch Triangle. The area is renowned for its many bars, galleries, eateries and fine dining restaurants.



### COMMUNICATION

Old Street mainline and underground (Northern Line) station is only moments away. The overground network can be accessed with a short walk via Shoreditch High Street station.

### WALKING TIMES From the building

- |   |                  |
|---|------------------|
|  Old Street              | <b>4 Minutes</b> |
|  Shoreditch High Street | <b>4 Minutes</b> |

## CONTACT

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