



**STIRLING
ACKROYD**

TO LET

**Ground & Lower Ground,
113 Shoreditch High
Street, London, E1 6JN**

3,181 sq ft

**Prominent Corner
showroom and office
arranged over Ground
and Lower Ground floors
within landmark building
in Shoreditch**

stirlingackroyd.com



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ACKROYD**

Description

A rare opportunity to lease a prime Shoreditch corner ground and lower ground office/showroom, providing 3,181 sq ft.

A former bank premises with lots of character, great ceiling heights particularly on the ground floor and excellent natural light throughout. Offering both a shared entrance but also the possibility of a self contained entrance from Calvert Avenue. The lower ground is access via a contained stairwell and historically has been used for breakout space and further meeting rooms.

Viewing is highly recommended to appreciate this exciting space.

Key points

- Total space - 3,181 sq ft
- Prime Shoreditch location
- Arranged over Ground and Lower Ground
- Great natural light
- Great ceiling heights



Location

Situated on the corner of Shoreditch High Street and Calvert Avenue being the heart of Shoreditch and close to the various shops, restaurants and bars, including Boxpark, Carhartt, SneakersnStuff, One Hundred Shoreditch Hotel and Shoreditch House.

A very short walk to Shoreditch High Street or approximately 10 minute walk to Liverpool Street Station. In addition there are ample bus routes stopping directly outside providing quick and easy access to the City, the West End and the East End.

Transport Links



Shoreditch High Street 0.2 Miles



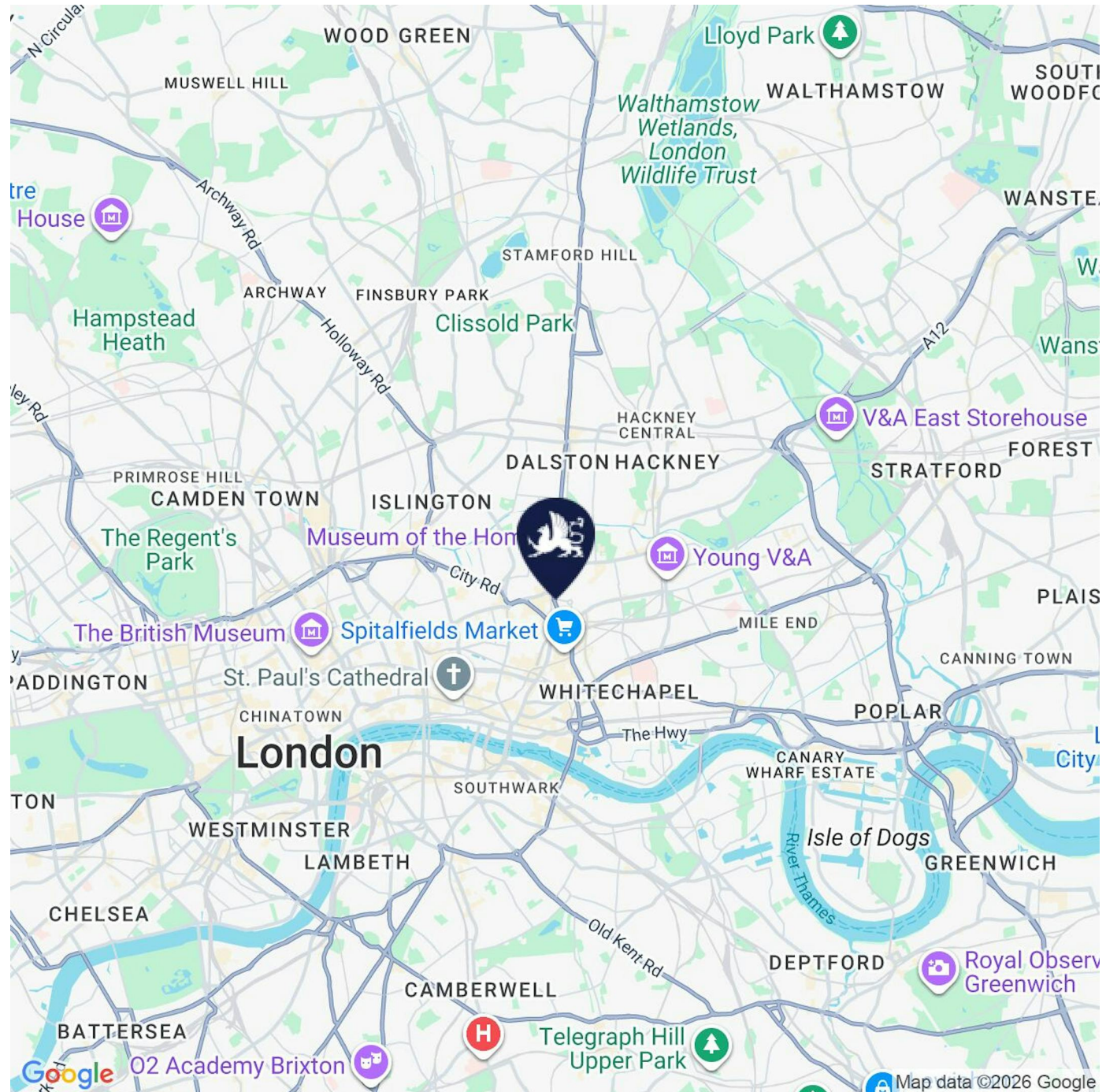
Hoxton 0.4 Miles



Old Street 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,220	113.34	Available
Ground	1,961	182.18	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£17 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	D (78)

Viewing & Further Information



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