

Commercial Office Space

3,027 - 13,731 sq. ft.

Newly refurbished Shoreditch office space

# TO LET

**141-143 Shoreditch High Street, London E1 6JE**



*Computer Generated Images*

## LOCATION

The property is ideally located in a prime Shoreditch location, close to Rivington Street and Old Street. Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever growing list of occupiers alongside its fashionable bars, restaurants, coffee shops, boutique hotels and retailers.

## TRANSPORT

Old Street (Northern Line and National Mainline Services)

Shoreditch High Street (National Mainline Services)

Hoxton (National Mainline Services)

Liverpool Street (Metropolitan, Circle, Hammersmith & City Lines and National Mainline Services)

Various bus routes are also immediately available

## DESCRIPTION

A contemporary, refurbished office building arranged over four floors, with designated bike storage at lower ground floor, lobby/reception area at ground floor and four upper floors of refurbished office accommodation.

The landlord has embarked upon a comprehensive refurbishment program of the entire building, which is scheduled to be ready for occupation from Q4 2015.

## AMENITIES

- Comprehensively refurbished throughout
- Excellent natural light
- Refurbished passenger lift
- New glazed façade to entrance lobby
- Remodelled entrance lobby
- New feature staircase at ground floor
- Secure bike storage at lower ground floor
- New raised access flooring
- New air conditioning
- Exposed brickwork feature walls
- Demised kitchens to each floor
- New W/C's and showers on each floor
- Two roof terraces (fourth floor only)

## NET INTERNAL FLOOR AREAS

FLOOR	SQ. FT.	SQ. M.
Fourth	Under Offer	
Third	Under Offer	
Second	3,421	317.8
First	3,624	336.7
<b>TOTAL</b>	<b>13,731</b>	<b>1,275.6</b>

*NB - Quoted floor areas are to be verified upon completion of the refurbishment program.*

## RENT

Guide rent available upon application

## RATES

The property has a rateable value of £262,500 making rates payable for 2015/2016 approx. £129,412 or £9.43 per sq ft.

Interested parties are expected to satisfy themselves as to the accuracy of these figures by verifying them with London borough of Hackney.

## SERVICE CHARGE

Estimated at approximately £4.00 per sq. ft.

## VAT

The property is elected for VAT and VAT will be payable on rent and service charge.

## LEASE TERMS

New lease/s for a term by arrangement.

## FLOOR PLANS

Are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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