



Great Eastern Street, EC2A Shoreditch

£797.00 pw



- Raised Ground Floor
- Wood Floors
- Storage
- Good Transport Links
- Office / Studio
- Meeting Room
- Air Conditioning
- 753 Sq ft
- Separate Kitchen
- Excellent Location

A well located ground floor office/studio unit spanning over 750sqft situated on trendy Great Eastern Street (Shoreditch triangle).

The unit boasts a glass frontage and benefits from CCTV, storage, Air con, a glass partitioned meeting room, wood flooring and a separate kitchenette & W/C. Accommodation Raised ground floor- 753 sq ft (70 sq m) Rent £45.648 pa (£54 per sq ft)

VAT is payable on the rent Service Charge £2259 per annum £3 per sq. ft. Rates Interested parties must verify these figures with The London Borough of Hackney. Legal costs Each party are responsible for their own legal costs. Lease

A new full repairing and insuring lease for a term by arrangement. Location A few minutes walk from Old Street, Liverpool Street and Shoreditch High Street stations

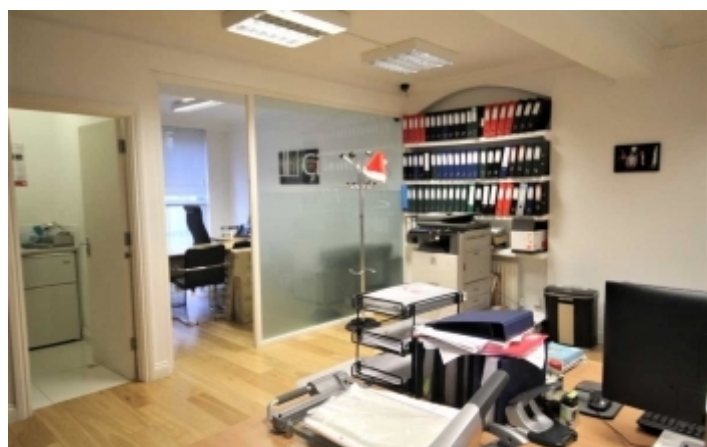


To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

www.nelsonssales.com

Property images:



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**
www.nelsonssales.com

Location



Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

www.nelsonssales.com