



Shoreditch High Street, E1 Shoreditch

£1,430.00 pw



- Demised W/C's
- Modern Strip Lighting
- Good Natural Daylight
- Good Transport Links
- Kitchenette
- Passenger Lift
- Air Conditioning
- Entry phone
- Raised Floors
- Excellent Location

Bright and airy office space on the 1st floor of this modern office building benefiting from good natural light, air conditioning and fantastic location.

Located on the sought after Shoreditch High Street opposite the famous Tea Building, a stones throw from Box Park and Shoreditch High Street stations. Accommodation

1st floor (rear) - 1,931 sq ft (179.4 sq m) Rent

1st floor (rear) - £74,343.50 pa (£38.50 per sq ft)

VAT is payable on this rent. Service Charge

Currently running at £3.50 per sq ft

VAT is payable on this rent Rates

We have been advised that the business rates for the year 2017/2018 are as follows: First Floor Rear £22,500 p.a. Interested parties must verify these figures with The London Borough of Hackney. Legal costs

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



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:



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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.



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