



New Inn Yard, EC2A Shoreditch

£2,230.00 pw



- Open Plan Office Space
- Modern Lighting and Raised Floors
- Double Glazed Windows
- Excellent Location
- Second Floor 2,108sq ft
- Passenger Lift
- Entry Phone
- Multiple Partitioned Meeting Rooms/Private Offices
- Air Cooling
- Good Transport Links

A light and airy office space on the 2nd floor of this modern office building. Benefiting from good natural light, raised flooring and air-conditioning. The property is located on New Inn Yard, linking Shoreditch High Street to Curtain Road and Great Eastern Street. 2nd floor - 2,108 sq ft (195.8 sq m)
Rent

£115,940 pa (£55 per sq ft) Service Charge

Approx. £7,589 pa (£3.60 per sq ft) Rates Based upon information listed on the VOA Website, the estimated rates payable for 2018/19 are £42,665 per annum (£20.23 per sq. ft.) Interested parties must verify figures with The London Borough of Hackney. Legal costs

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

A new lease is available for a term by arrangement. Location

A few minutes walk from Shoreditch High Street and Liverpool Street stations as well as being served by a number of bus routes around the city.



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:**

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Property images:



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Floor Plans



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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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