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# SHOREDITCH

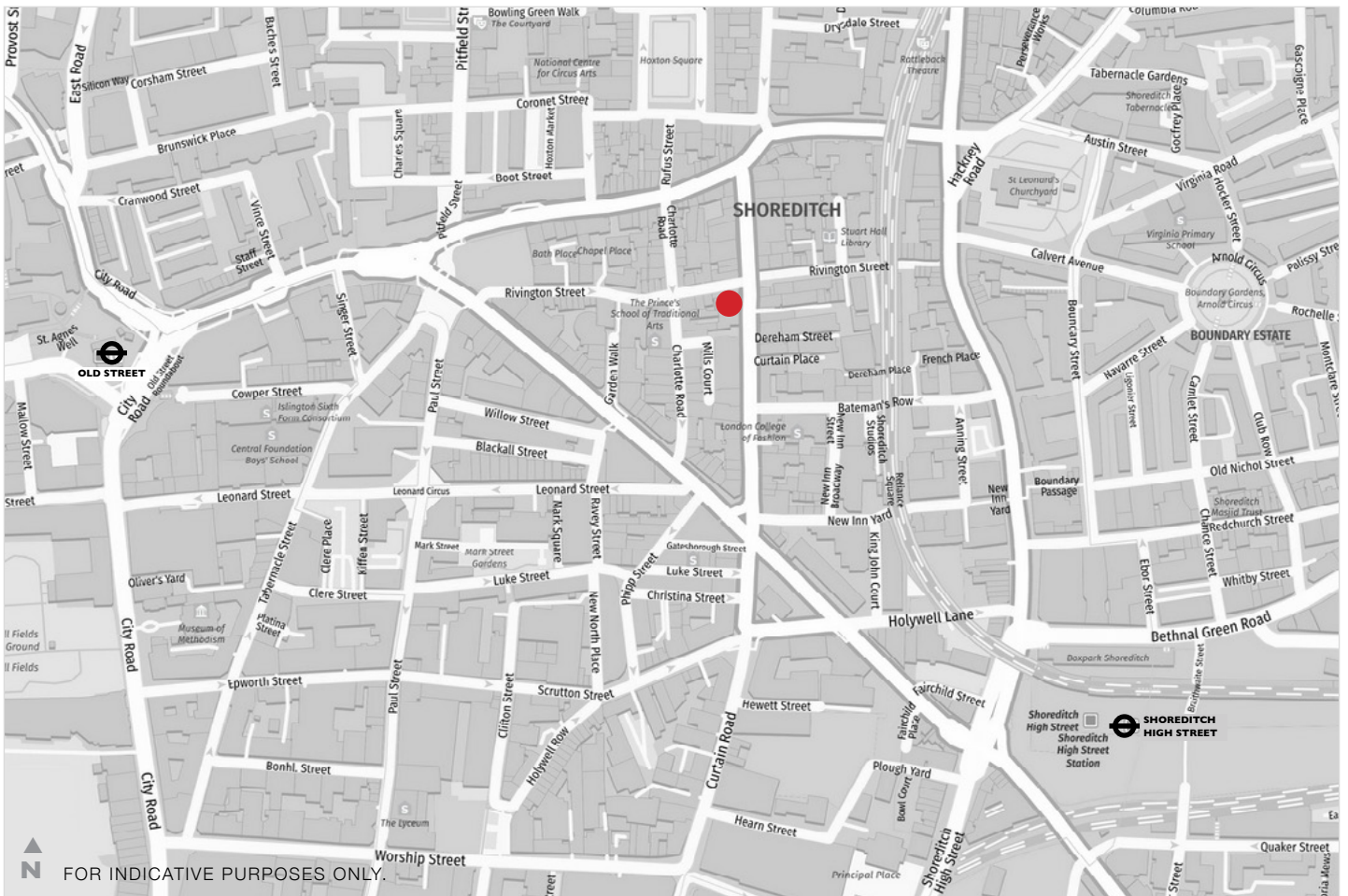
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FIRST FLOOR  
140 SHOREDITCH HIGH STREET E1



OFFICE/CLASS E  
NEW LEASE

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## LOCATION

Located on the western side of Shoreditch High Street close to the intersection with Rivington Street. Old Street station (Northern Line) is less than 10 minute's walk to the west, Shoreditch High Street station (Overground) is less than 5 minute's walk to the south followed by Liverpool Street station (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail) which is less than 15 minutes walk.

## DESCRIPTION

The premises form part of a former warehouse with the office being positioned on the first floor of the building. The unit has recently been refurbished to a high specification to include air conditioning and a modern kitchenette. The approximate net internal floor area is:

First floor            1,010 sq ft            93.83 sq m

## NEW LEASE

A new lease is available on terms to be agreed. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

The guide rent is £39.50 per sq ft per annum.

## SERVICE CHARGE

The current service charge is approx. £4.20 per sq ft per annum.

## USE

The premises benefit from Class E(a) use. Interested parties are advised to make their own enquiries to Hackney Borough Council Borough Planning Department.

## RATES

The current business rates payable equates to approx. £17.24 per sq ft per annum.

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment via the joint sole retained agents:



**Nick Furlong**

020 7183 0584

nf@bcetail.co.uk

**George Hotham**

020 7183 0585

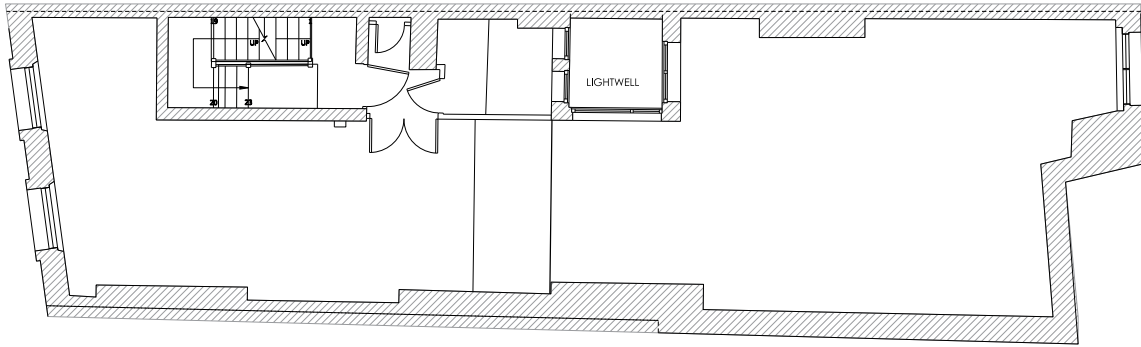
gh@bccommercial.co.uk

3rd Floor, 16 Ingestre Place, London W1F 0JJ  
www.bcetail.co.uk

Or Ellis Brown (020 3745 0060)

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## FIRST FLOOR



FOR INDICATIVE PURPOSES ONLY.



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