

"Loft Style" Offices TO LET



41 Tabernacle Street, Shoreditch, EC2A 4AA

TO LET Beautiful Shoreditch Office

LOCATION:

Tabernacle Street is a quiet street close to the centre of Shoreditch. The office is surrounded by many shops restaurants and bars including McQueen's bar and restaurant, Bel-Air, Ozone Coffee and many more. Old Street Station (Underground & Overground) is 400 metres from the office giving easy access to the Northern Line and National Rail services. Finsbury Square is a 4 minute walk and Moorgate Station is only a short walk away.

DESCRIPTION:

This beautiful, refurbished property is arranged over five floors ranging from the lower ground to 3rd floor. The building is available as a whole or it can be split into two separate offices: ground and lower ground floors as well as 1st-3rd floors. Both offices can be self contained with separate entrances and facilities. This loft style building contains a full fitted kitchen, ample WC facilities and good and natural light throughout the floors.

The office benefits from original features such as exposed brickwork, 'Triumph Blue' facade and original wooden staircase.

This stunning office is available on a new FRI lease for a term to be agreed.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

PREMISES:

	AREA SQ.FT	AREA SQ.M	RENT PAX	RENT PER SQ.FT	AREA BASIS
WHOLE BUILDING	2,584	240	£127,550	£49	NIA
GROUND AND LOWER GROUND	1,052	98	£52,595	£50	NIA
UPPER FLOORS	1,499	139	£74,970	£50	NIA

(All areas approximate)

AMENITIES:

- Excellent Natural Light
- Newly Refurbished
- Prime Shoreditch Location
- Good Ceiling Height
- Original Features
- Kitchen
- Exposed Brickwork
- Good Transport Links

TERMS:

New FRI lease for a term to be confirmed

VAT: TBC

RATES PAYABLE: Circa £14/sq.ft

EPC: Available upon request.

SERVICE CHARGE: To be confirmed.

VIEWING: Strictly by appointment only.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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