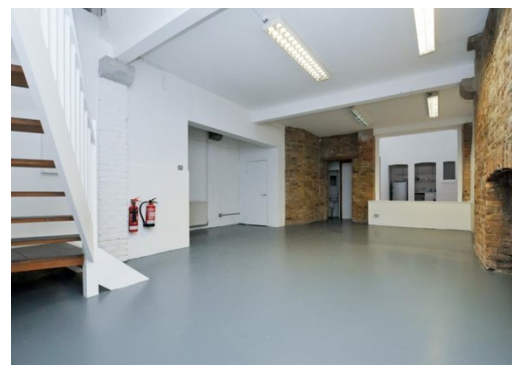


# "Loft Style" Offices TO LET



## 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.

**USE CLASS:** E - Commercial, Business and Service

Regulated by:



# "Loft Style" Offices TO LET

## 41 Tabernacle Street, Shoreditch, EC2A 4AA

**USE CLASS:** E - Commercial, Business and Service

**PREMISES:**

	AREA SQ.FT	AREA SQ.M	RENT PAX	RENT PER SQ.FT	AREA BASIS
<b>WHOLE BUILDING</b>	2,584	240	£127,550	£49	NIA
<b>UPPER FLOORS</b>	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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