



TO LET

**7-10 Long St, Shoreditch,
London, E2 8HN**

4,467 sq ft

**Newly refurbished, media
style offices available,
fully self-contained**



VIDEO TOUR

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Description

A newly fully refurbished self contained mixed use property available now!

The space is laid out over the lower ground and ground floors with internal linking staircases, with design-led cut aways to ensure maximum natural light to all floors and will be delivered as CAT A finish ready for tenant fit out.

Will be of particular interest to fashion and design occupiers who require an element of branding / window frontage opportunity.

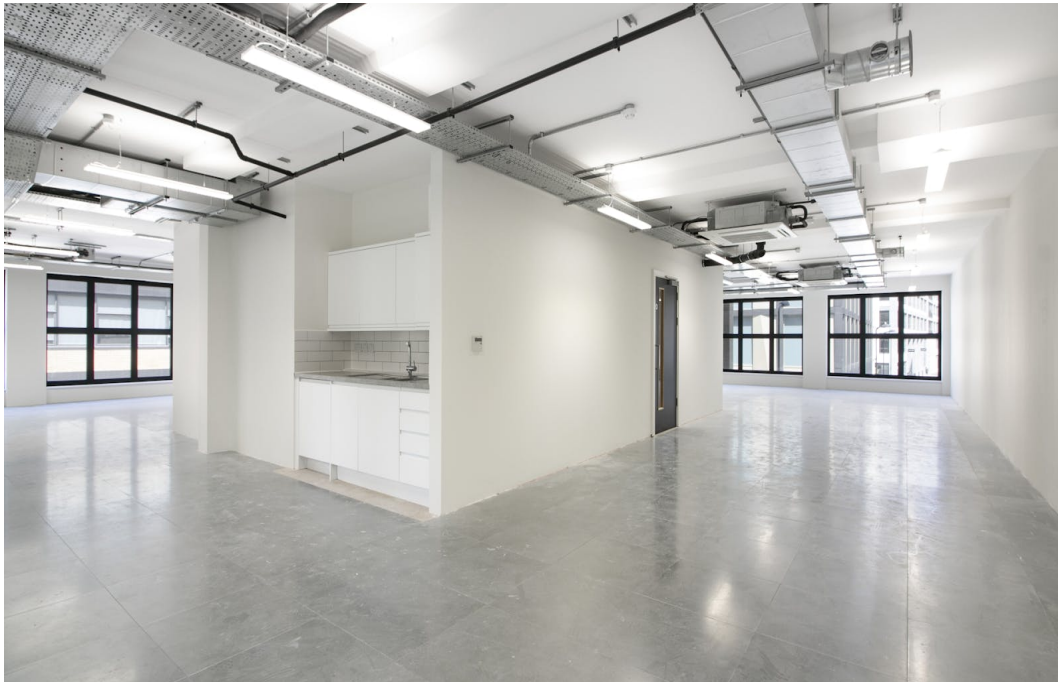
Location

10 Long Street is just a short walk from Hoxton Station, being just a stones' throw from the shops, restaurants and cafes of Kingsland Road. Shoreditch High Street and Old Street Stations are a 10-minute walk.

Key points

- Lower ground floor - 2,347 square feet
- Ground floor - 2,120 square feet
- Attractive mixed use development
- Prominent return frontage
- Delivered to a CAT A specification
- Two minutes walk from Hoxton Station
- Raised access floor
- Design-led lighting





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	2,347	218.04	Available
Ground	2,120	196.95	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£25 - £37.50 per sq ft
Rates	On application
Service Charge	£2.80 per sq ft
VAT	To be confirmed
EPC	On application

Viewing & Further Information



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