



**TO LET**

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

7,427 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 first floor 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.

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## Location

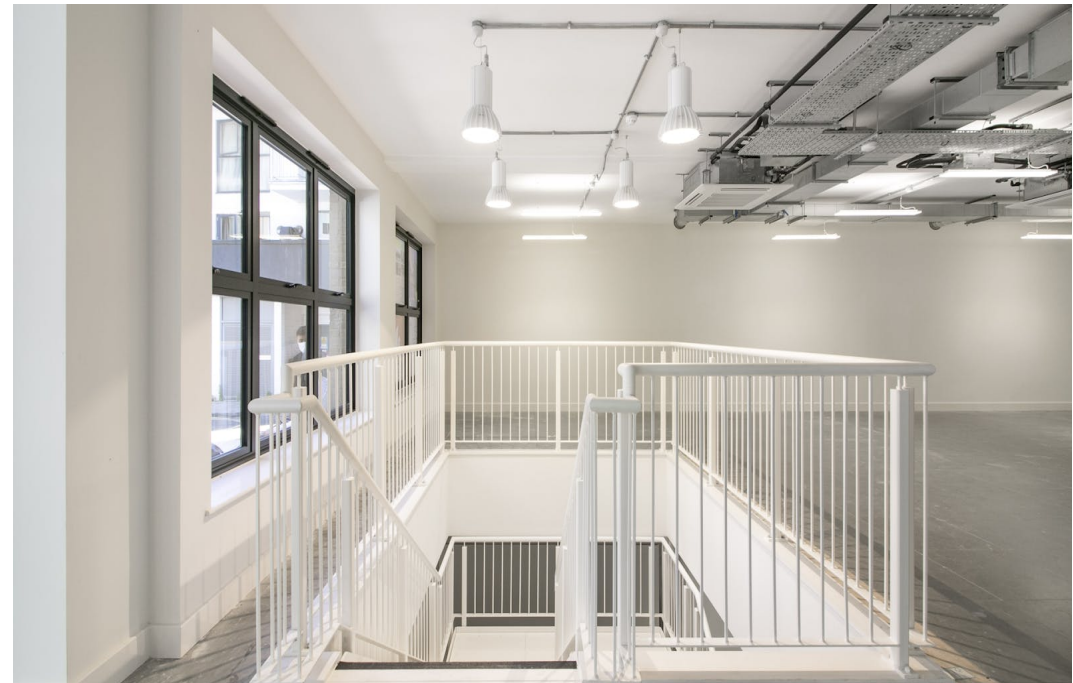
10 Long Street is just a short walk from Hoxton Station, being just a stones' throw from the shops, restaurants and cafes of Kingsland Road. Shoreditch High Street and Old Street Stations are a 10-minute walk.

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## Key points

- First floor - 2,960 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
- Exposed services





## Accommodation

Name	sq ft	sq m	Availability
1st	2,960	274.99	Available
Ground - Office	2,120	196.95	Available
Lower Ground - Office	2,347	218.04	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 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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