



TO LET

**2 Tabernacle Street,
London, EC2A 4LU**

11,384 sq ft

Fully fitted self-
contained building in
Shoreditch



Description

Stunning, ready to occupy, self contained building with two terraces in London's creative Tech City. Comprising a recently constructed office building over six floors, each one providing light and inspiring office accommodation, finished to a very high standard and fully networked. The building creates a journey for each visitor from the refined period details of the classic Shoreditch warehouse facade which was rebuilt following the great fire of Soshu in 2011, double height reception leading into large open plan office floors, with double height spaces, dramatic roof lights, high ceilings and large windows, creating light and spacious interiors.

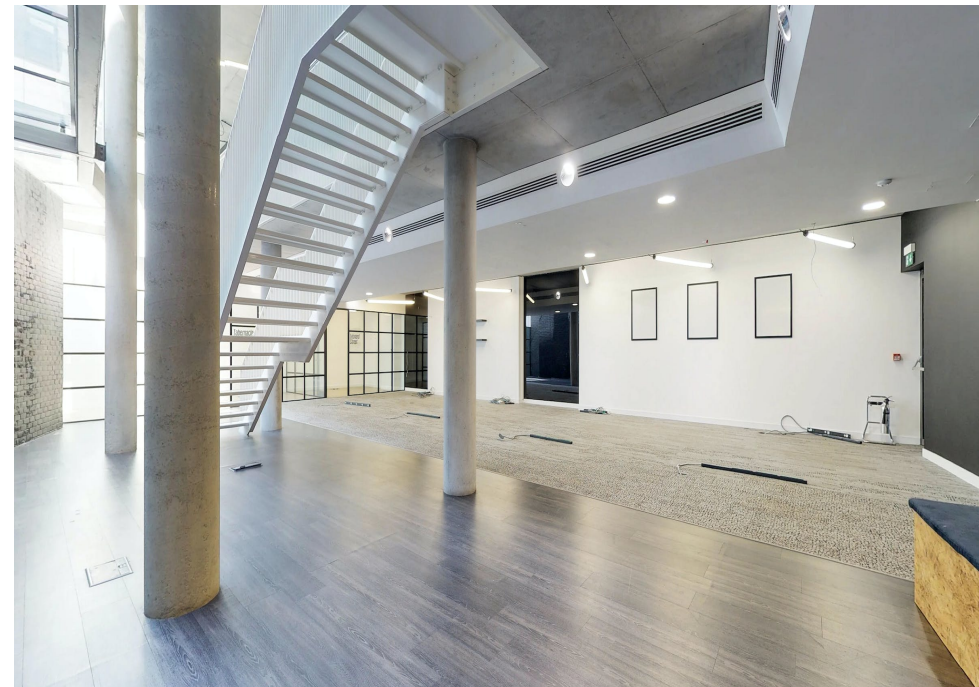
Each floor has it's own character, further enhanced by the previous occupiers fit out, with 189 square feet meeting / private offices to the front of the second to fourth floors providing a unique separate quiet space from the larger open plan offices to the rear of the building.

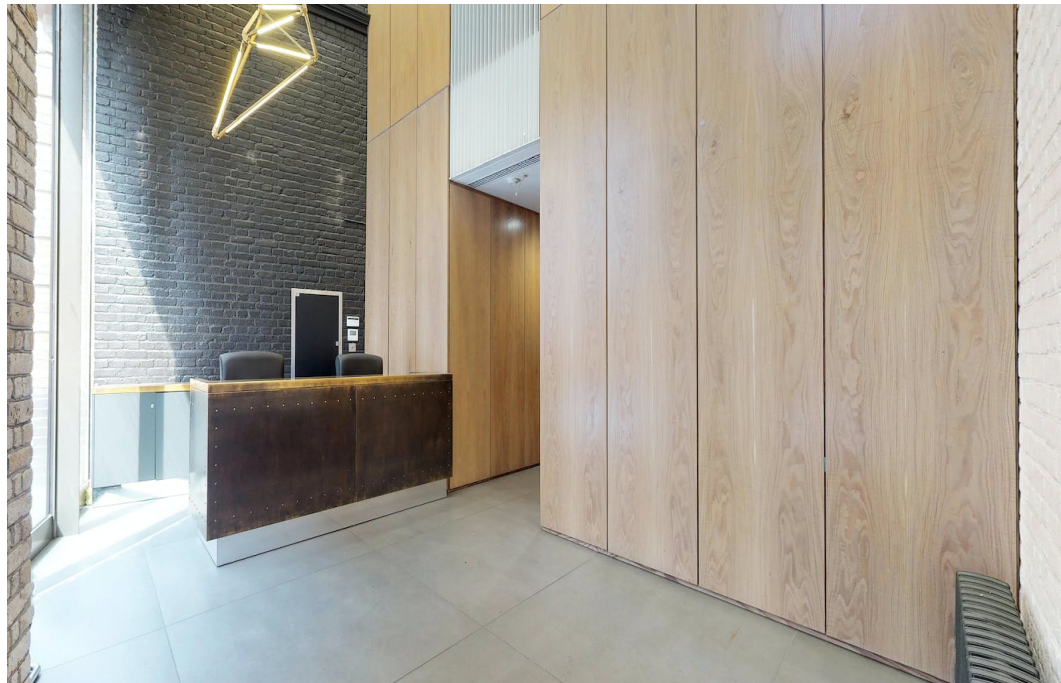
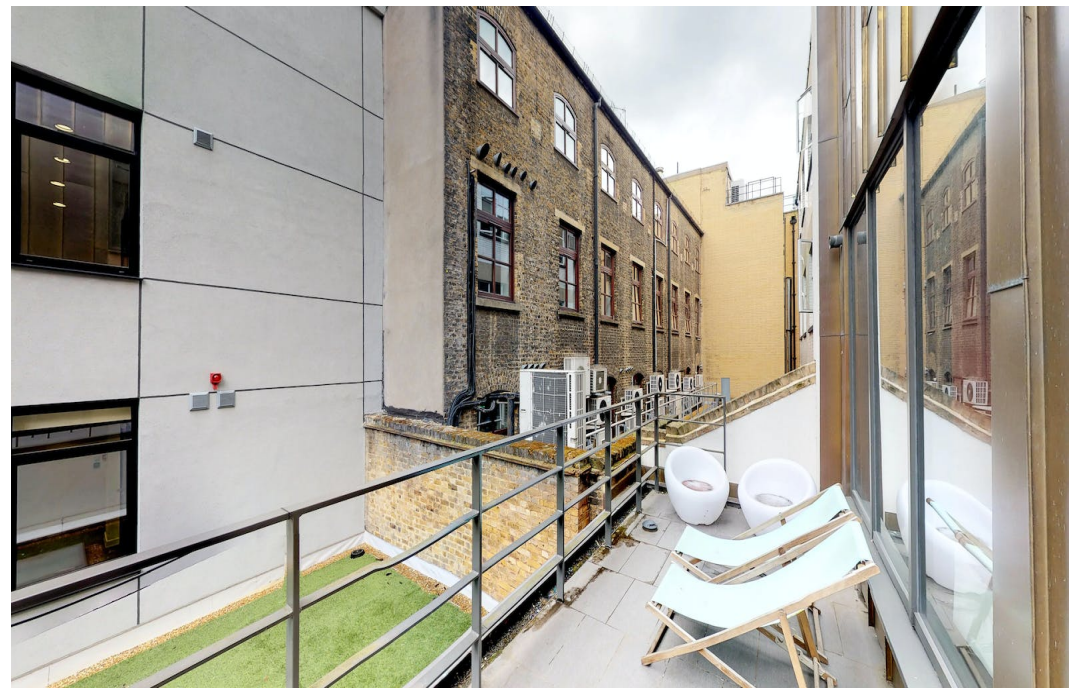
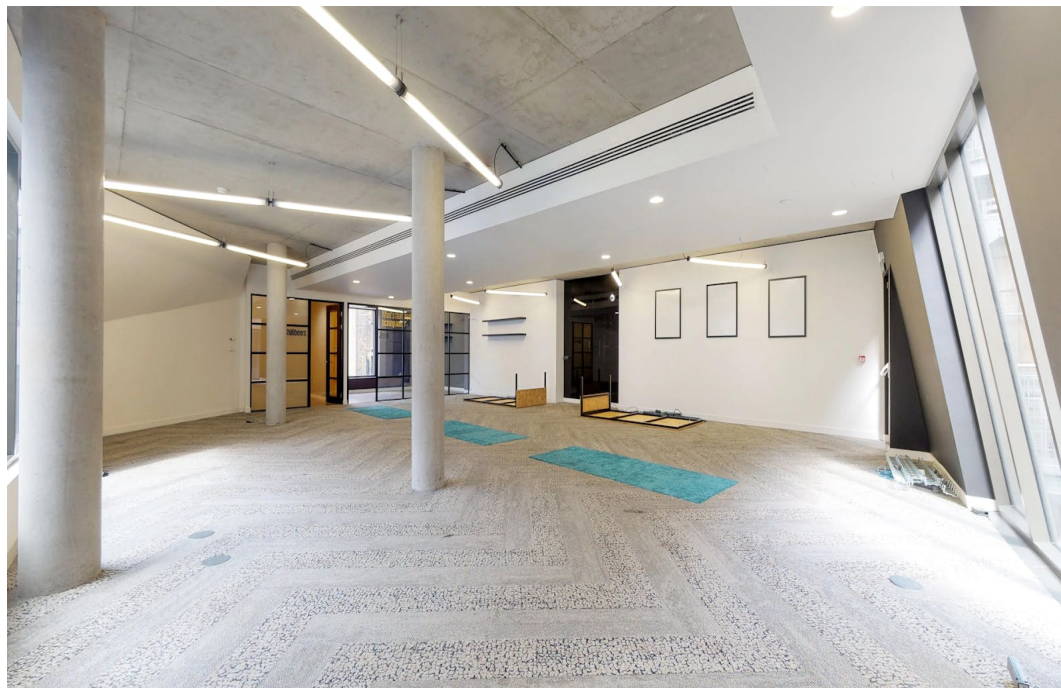
Location

The property is within a few minutes walk of Old Street Station, being in the heart of Silicon Roundabout and surrounded by over 3000 media, software and communications companies.

Key points

- Total area of premises - 11,413 square feet
- Floors range from 1,408 - 2,330 square feet (not including ground floor reception)
- Fitted and ready to occupy
- Showers
- Bike store
- Lift
- Two terraces
- Can be let as a whole or individual floors

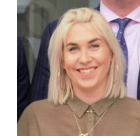




Rents, Rates & Charges

Lease	Sublease
Rent	£564,874.08 per annum
Rates	£15 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	B (27)

Viewing & Further Information



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