



TO LET

3rd Floor, 5-11 Worship Street, Shoreditch, London, EC2A 2BH

2,319 sq ft

Plug and Play office with private balcony



VIDEO TOUR

stirlingackroyd.com



Description

The available space is located on the third floor of this recently refurbished building available immediately. The building is accessed via an attractive entrance lobby. The space is available either fully furnished and benefits from excellent natural light and a private balcony. There is currently a meeting room and board room in-situ alongside demised showers, kitchenette / meeting room and cycle storage. The unit would be suitable for a variety of occupiers.

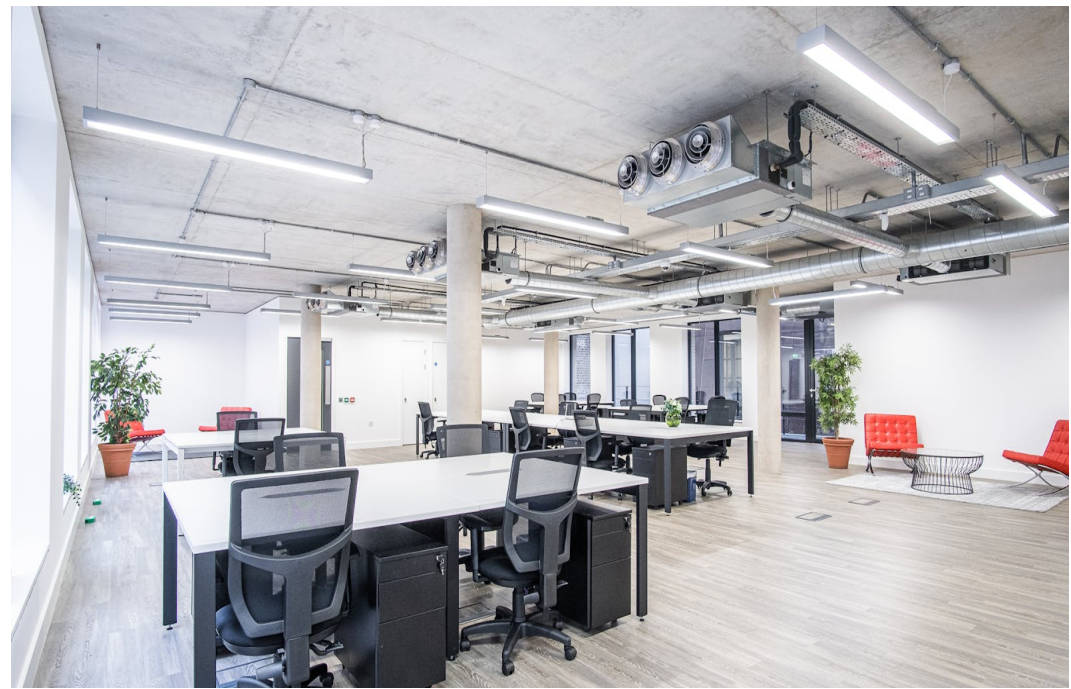
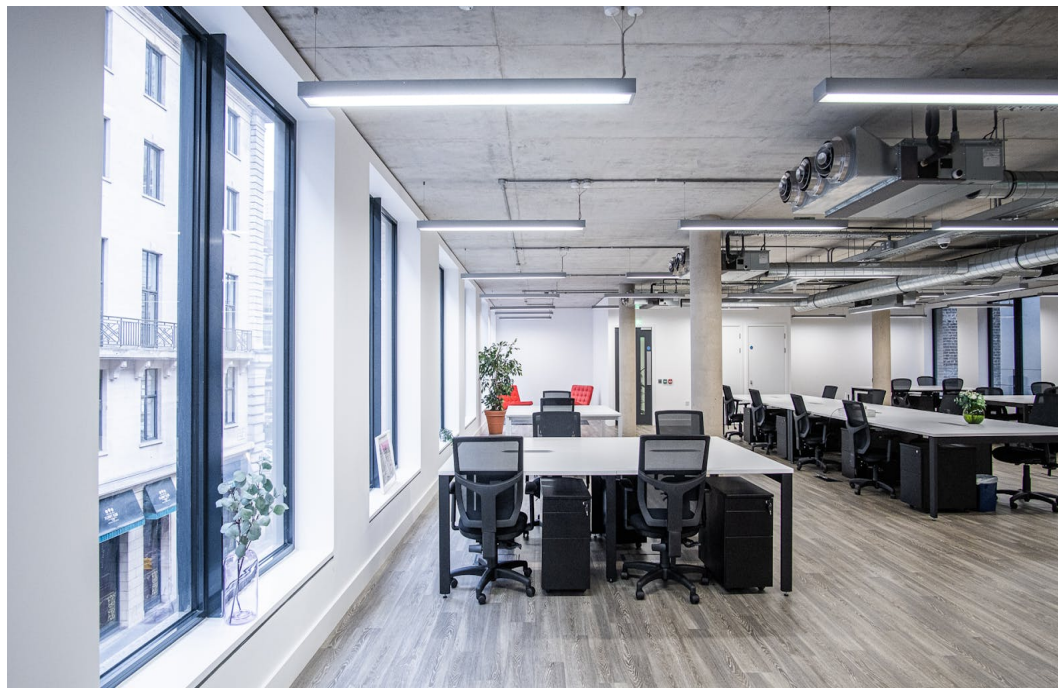
Location

Ideally located close to the junction of Worship Street and City Road, the building benefits from excellent transport links with the Northern Line (Moorgate and Old Street) and the Hammersmith & City Line (Moorgate) as well as the National Rail and overground lines at Liverpool Street. The local area boasts a wide range of restaurants, bars, cafes and gyms.

Key points

- Third floor - 2,319 square feet
- Superb natural light
- Private balcony
- Thirteen person passenger lift
- Demised WCs and shower facilities plus cycle storage
- Available fully fitted and furnished
- Meeting rooms
- Fully accessible raised floor

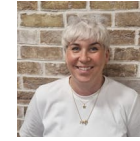




Rents, Rates & Charges

Lease	New Lease
Rent	£49.50 per sq ft
Rates	£21 per sq ft
Service Charge	£5.70 per sq ft
VAT	Applicable
EPC	B (39)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/05/2024