



**STIRLING  
ACKROYD**

## **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](https://stirlingackroyd.com)**





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## 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.

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## 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, food stalls, bars, cafes which include Pret A Manger, gyms and nearby hotels such as Montcalm Royal London House. It neighbours many entertaining activities for instance Immersive Gamebox and Junkyard Golf Club/ Crazy Golf which are both in walking distance.

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## 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







## Accommodation

Name	sq ft	sq m	Availability
3rd	2,319	215.44	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£49.50 per sq ft
Rates	£21.30 per sq ft
Service Charge	£5.70 per sq ft
VAT	Applicable
EPC	B (39)

## Viewing & Further Information



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