



TO LET

**100 Clifton Street,
London, EC2A 4TP**

2,637 sq ft

**Plug and play or fully
managed office in the
heart of Shoreditch**



VIDEO TOUR

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Description

The available accommodation is located on the first floor of this recently refurbished building. The space comes "Plug and Play" with meeting rooms, furniture, kitchenette and high speed fibre broadband all in situ.

Mainly open plan with a large open plan kitchen and break out area being the central hub of the space, the premises offer a creative and inspiring workspace and would be of interest to all types of office occupiers.

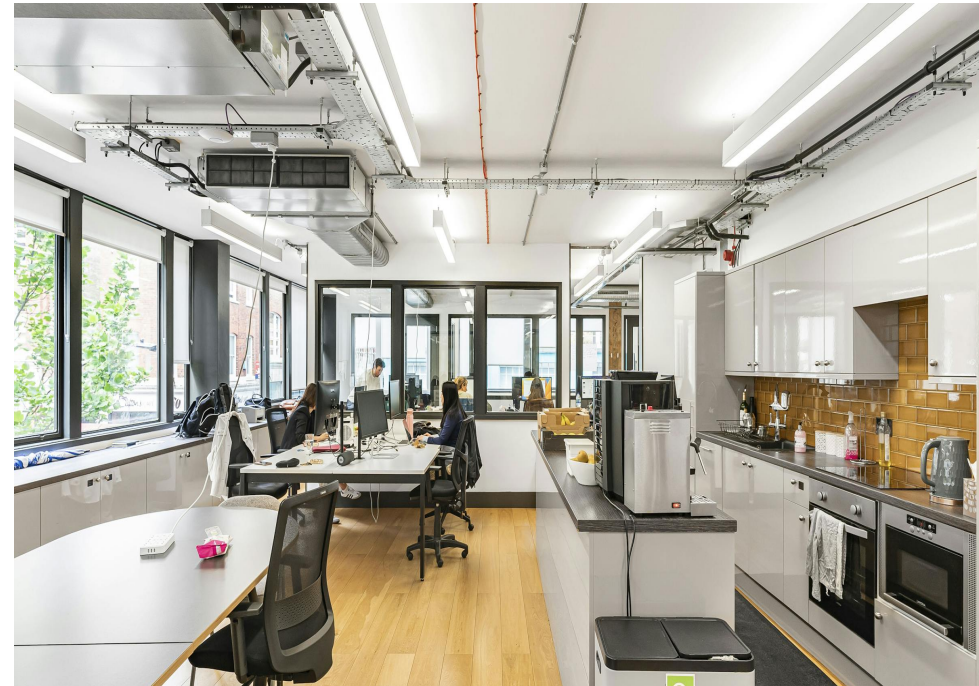
Available as plug and play or fully managed on a new flexible lease direct from the Landlord

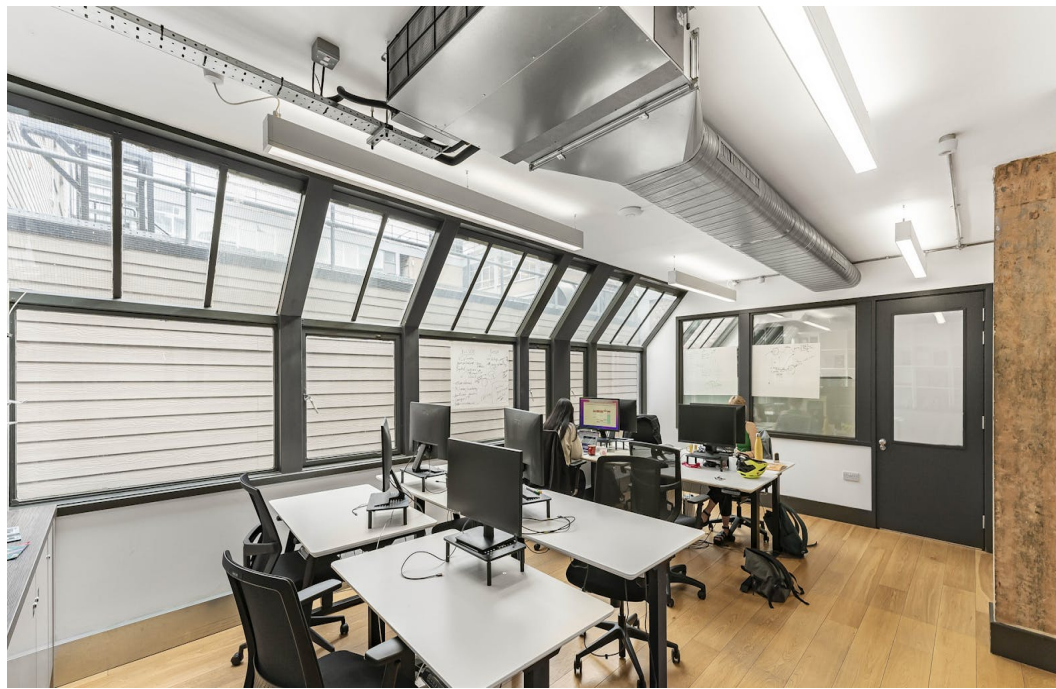
Location

Located on Clifton Street, just a few minutes walk from both Liverpool Street and Old Street Stations. Transport links are excellent, and soon to be further improved with the opening of Crossrail, the location provides quick and easy access to the East and West End and to the City.

Key points

- First floor - 2,637 square feet
- Fully managed option available
- Plug and Play
- Excellent natural light
- Kitchen / breakout area
- Bike storage
- Passenger lift
- Fully furnished





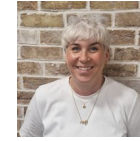
Accommodation

Name	sq ft	sq m	Tenure	Availability
1st	2,637	244.99	To Let	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£55 per sq ft managed package available by negotiation
Rates	£21 per sq ft
Service Charge	£5.21 per sq ft
VAT	Applicable
EPC	D (81)

Viewing & Further Information



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