



TO LET

The Box Office, 4-6 New Inn Broadway, London, EC2A 3PR

2,529 to 5,058 sq ft

Fitted or CAT A floors in stunning new build development in the heart of Shoreditch.



VIDEO TOUR

stirlingackroyd.com



Description

Comprising a newly constructed office building, the four floors offer stunning open-plan office floors, the first and second have been fitted out to include data, carpets, open plan kitchen, meeting rooms, wc's and showers. There is a further option to include a plug and play fit out including workstations and break out furniture. Alternatively the third and fourth floors are left in a brand new CAT A finish ready for fit out.

Each floor has polished concrete finishes, exposed chilled beam a/c system, fully accessible raised flooring and large floor-to-ceiling windows overlooking the newly landscaped New Inn Broadway.

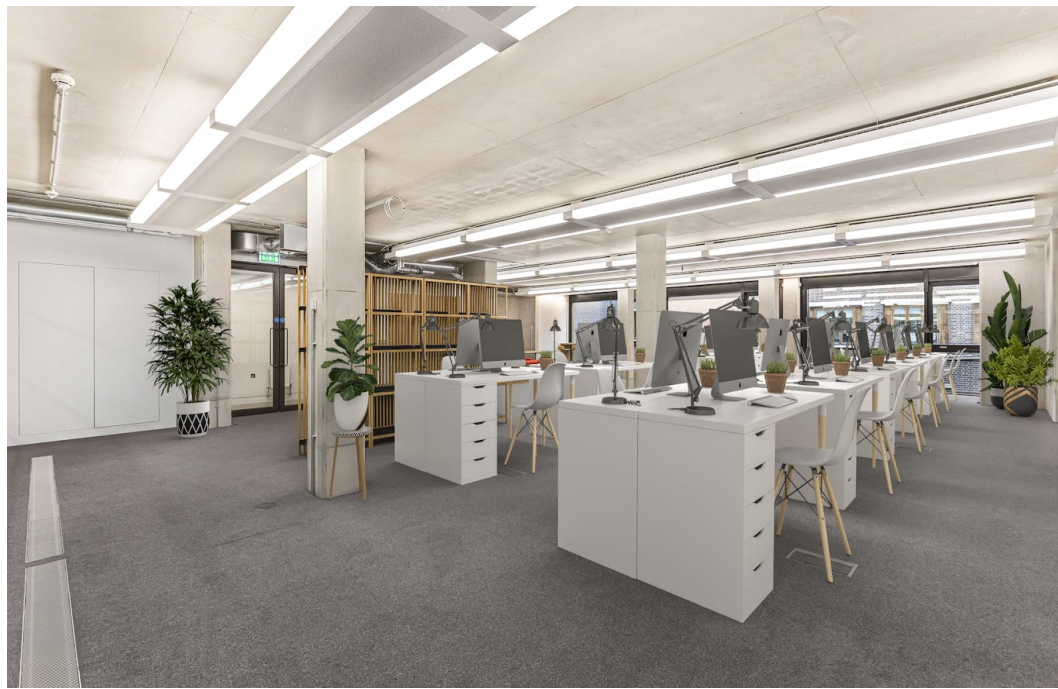
Location

Set in the heart of Shoreditch, the five storey concrete framed building is located on a site of historic importance, being the original polygonal purpose built 'Theatre' and precursor to Shakespeare's Globe. Situated on the fringe of the City, it is surrounded by a number of boutique hotels, bars restaurants and cafés.

Key points

- Open plan floors of 2,529sq.ft
- Choice of newly fitted floors, plug and play or CAT A
- Stunning manned reception
- Large floor-to-ceiling windows
- Chilled beam air conditioning
- DDA compliant
- Image shows the premises with digitally enhanced furniture





Accommodation

Name	sq ft	sq m	Availability
4th	2,529	234.95	Available
3rd	2,529	234.95	Available
2nd	2,529	234.95	Let
1st	2,529	234.95	Available

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£50 - £57.50 per sq ft
Rates	£24 per sq ft
Service Charge	£12 per sq ft includes 24/7 concierge
VAT	Applicable
EPC	A (22)

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 07/11/2024