



**STIRLING
ACKROYD**

TO LET

**39 Tabernacle Street,
London, EC2A 4AA**

5,430 sq ft

**Stunning fully-fitted
office floor with access
to communal roof terrace**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising the first floor of an attractive modern office development, Trinity, which was completely renovated in 2018. The spaces are configured over V-shaped floorplates which provide fantastic natural light with floor to ceiling windows throughout.

The first floor has been fully-fitted by designers ThirdWay, to include 62 workstations plus hot desking, large open plan kitchen, boardroom with bleachers and AV connections, plus a selection of smaller meeting rooms and phone / zoom booths.

Occupiers benefit from a 650 sq ft roof terrace with fantastic views

Location

Located in the heart of prime Shoreditch, only 250 metres south-east of Old Street roundabout. Excellent transport connectivity is available with Old Street, Moorgate and Liverpool Street Stations all within a five minute walk.

The surrounding streets are home to some of Shoreditch's most celebrated bars and restaurants, from the biggest names in London's street food scene to Michelin starred fine dining experiences.

The area also plays host to some of the city's most sought after gyms, exclusive retail and buzzing street markets.

Key points

- First floor - 5,430 square feet
- Single open plan floorplates and six person lift
- Outstanding fit out and attractive reception with Tom Dixon lighting
- High ceilings and meeting rooms
- Individually controllable Daikin air conditioning
- Floor to ceiling windows and communal showers
- Fully DDA compliant
- Large communal roof terrace





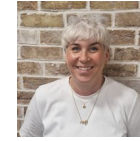
Accommodation

Name	sq ft	sq m	Availability
1st	5,430	504.46	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£69.50 per sq ft
Rates	£19 per sq ft
Service Charge	£8 per sq ft
VAT	Applicable
EPC	B (41)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Joint Agents

Compton (Joint Agent)

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