

## TO LET

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

### 5,430 sq ft

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



## Description

Comprising the first floor of an attractive modern office development, Trinity, which was completely rennovated 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

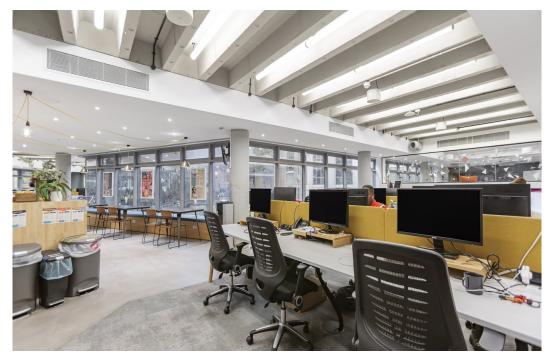
- Individually controllable Daikin air conditioning
- Floor to ceiling windows and communal showers
- Fully DDA compliant
- Large communal roof terrace



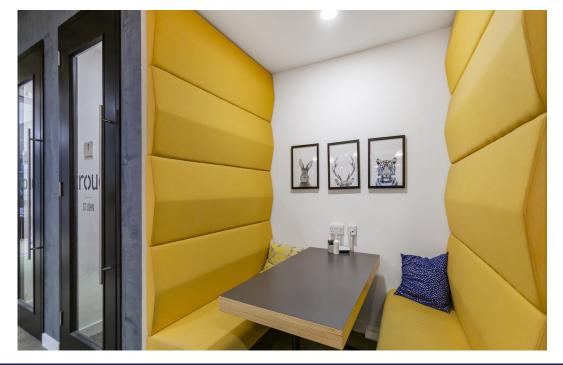


#### 39 Tabernacle Street, London, EC2A 4AA









## 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



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Theo Beckford 0203 911 3666 07584253887 Tbeckford@stirlingackroyd.com

## **Joint Agents**

Compton (Joint Agent)

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 16/08/2024

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