



**TO LET**

**7-10 Long St, London,  
E2 8HN**

2,960 sq ft

Newly refurbished, media  
style offices available,  
fully self-contained



**VIDEO TOUR**

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## Description

A newly fully refurbished self-contained mixed use property available now!

The space is laid out over lower ground, ground and first floor with internal linking staircases, design-led cut aways to ensure maximum natural light to all floors, and the property will be delivered as CAT A finish, ready for tenant fit out.

Will be of particular interest to fashion and design occupiers who require an element of branding / window frontage opportunity.

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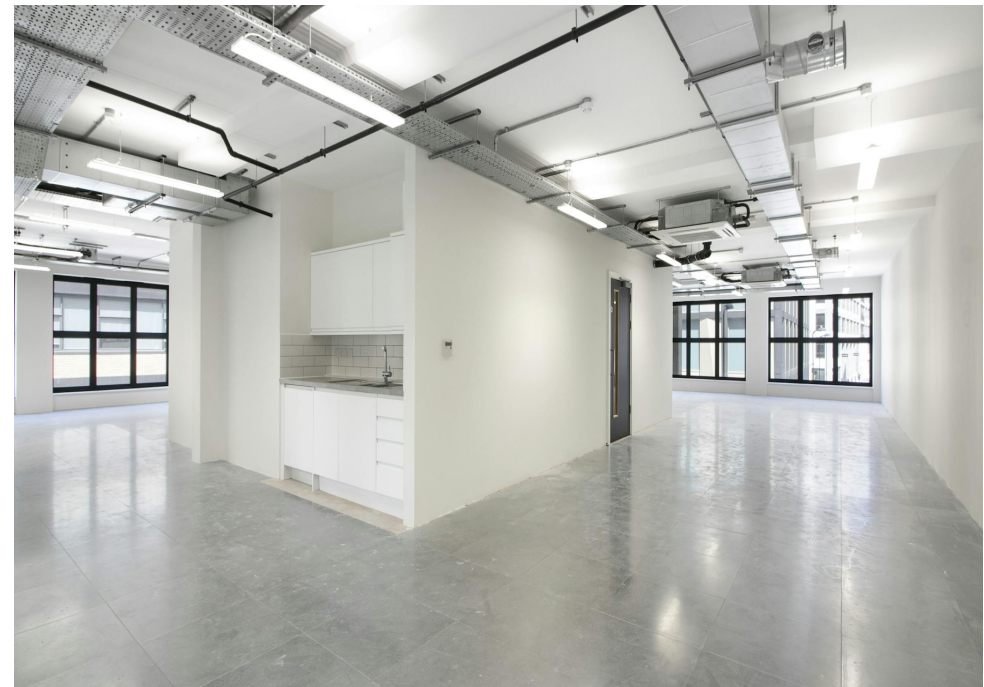
## Location

10 Long Street is just a short walk from Hoxton Station, being just a stones' throw from the shops, restaurants and cafes of Kingsland Road. Shoreditch High Street and Old Street Stations are a 10-minute walk.

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## Key points

- Lower ground floor - 2,347 square feet
- Ground floor - 2,120 square feet
- First floor - 2,960 square feet
- Attractive mixed use development
- Prominent return frontage and design-led lighting
- Delivered to a CAT A specification
- Two minutes walk from Hoxton Station
- Raised access floor and exposed services





## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	2,347	218.04	Under Offer
Ground	2,120	196.95	Under Offer
1st	2,960	274.99	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	On application
Service Charge	£2.80 per sq ft
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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