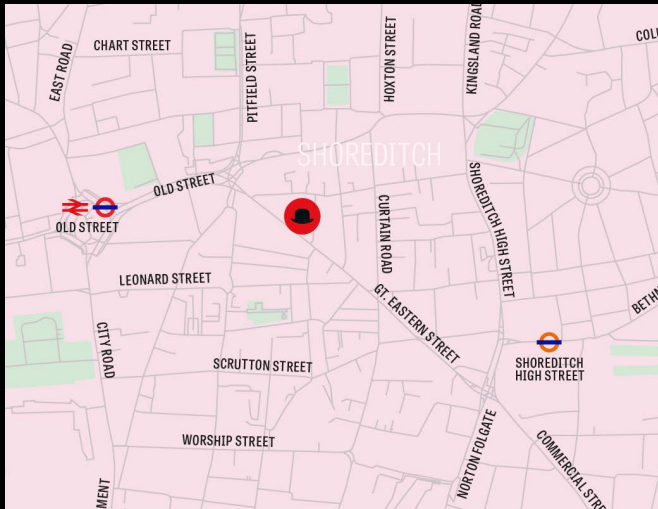


68 GREAT EASTERN STREET, SHOREDITCH, EC2A 3JT



○ FIRST & THIRD FLOOR
OFFICE SPACES
AVAILABLE

○ AREA
From 941 SQ FT (87 SQ M)

THE
MOX
BARLEY
ESTATE



FIRST FLOOR



THIRD FLOOR



DESCRIPTION

Self-contained first and third floor units located in the heart of Shoreditch on the trendy Great Eastern Street. Both benefit from good natural light and own amenities. There are numerous coffee shops, restaurants and bars within the immediate vicinity with many occupiers from the media, creative and fashion industry.

TENANCY

First and third floor offices available on a new lease.

RENT

First floor £27,759.50 p.a.x. (£29.50 per sq ft)

Third floor £28,143 p.a.x. (£29.50 per sq ft)

SERVICE CHARGE

First floor - £6,921.54 + VAT

Third floor - £7,016.22 + VAT

RATES PAYABLE

First floor - £16,092.75 payable

Third floor - £15,593.75 payable

NB – This figure is for guidance only. Interested parties are advised to verify the rates with the London Borough of Hackney

ACCOMMODATION

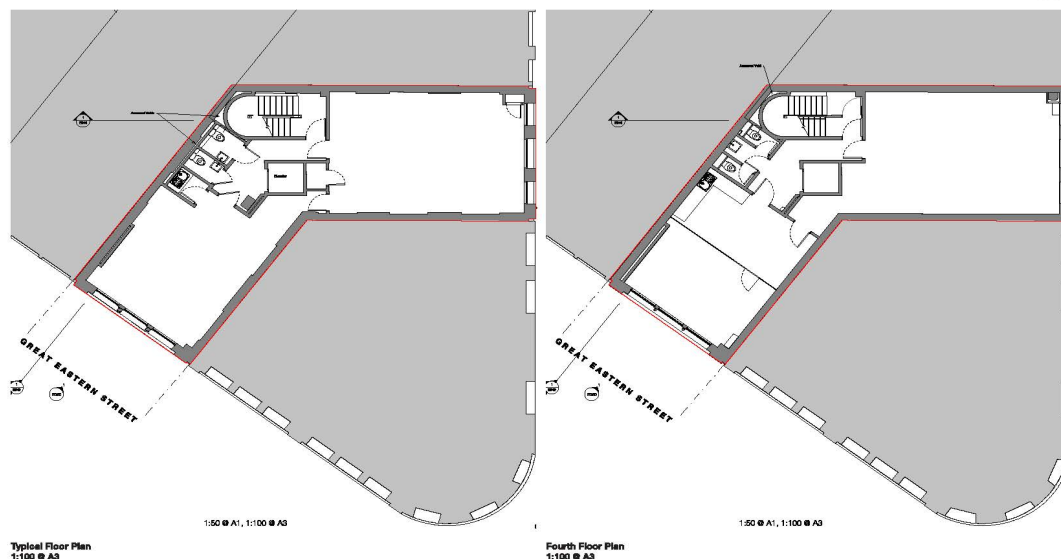
First floor – 941 sq ft (87 sq m)

Third floor – 954 sq ft (88 sq m)

CONTACT

Andrew Browne
andrew@maxbarney.com
07884 743731

EXISTING FLOOR PLANS



COMMUTE

Old Street Underground (<i>Northern Line</i>)	6 mins
Shoreditch High Street (<i>East London Line</i>)	9 mins
Liverpool Street Station (Multiple Lines)	12 mins
Moorgate Underground	16 mins

PARKING NEARBY

NPC London Shoreditch	5 mins
Phipp Street Car Park	5 mins
Holywell Lane Car Park	5 mins

LUNCH

- Wahaca
- Pachamama East
- Gloria
- Kybelle Cafe
- Apothecary East
- Itsu
- Prett A Manger

REFRESHMENTS

- Found
- The Hoxton Seven
- Home Bar
- The Fox
- Goose Island Brewpub
- The Old Blue Last
- The Shed

HEALTH & FITNESS

- Frame Gym
- Nuttfield Health
- Obsessive Gym Disorder
- The Vault Gym
- Fight City Gym
- Good Yoga Life
- Rebekah's Yoga
- Triyoga Shoreditch

THE GREAT OUTDOORS

- Mark Street Gardens
- The Meadow
- Allen Gardens
- Hoxton Square Park