



SELF CONTAINED OFFICE TO LET

**71 Rivington Street**  
London, EC2A 3AY

**Self contained office in  
the Heart of Shoreditch  
For Rent**

**2,016 sq ft**  
(187.29 sq m)

- Prominent Shoreditch Location
- Great Natural light on all floors
- Self contained with dual access
- Landlord intends on completing comprehensive refurbishment upon agreement of terms

# 71 Rivington Street, London, EC2A 3AY

## Description

This period building is arranged over basement to 2nd floors with potential to add a 3rd floor with a terrace subject to the necessary consents. It offers fantastic floor to ceiling heights on the ground floor giving opportunity for a retail/showroom re-positioning particularly given its prominent frontage on Rivington Street. There is a secondary means to access at the rear via stander place which offers direct route to the upper floors currently configured as offices and meeting rooms. The property is in need of modernisation throughout.

## Location

Located on the northern side of Rivington Street, west of its junction with Shoreditch High Street. Rivington Street is one of the most popular areas of Shoreditch and is lined with restaurants, cafes, galleries and bars. Nearby are also some of London's latest boutique hotels such as the new Nobu hotel, the Hoxton and the Curtain. The area is highly sought after for creative, digital and technologically driven people and companies to work and socialise.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Basement     | 459          | 42.64         | Sold         |
| Ground       | 516          | 47.94         | Sold         |
| 1st          | 511          | 47.47         | Sold         |
| 2nd          | 530          | 49.24         | Sold         |
| <b>Total</b> | <b>2,016</b> | <b>187.29</b> |              |

## Specification

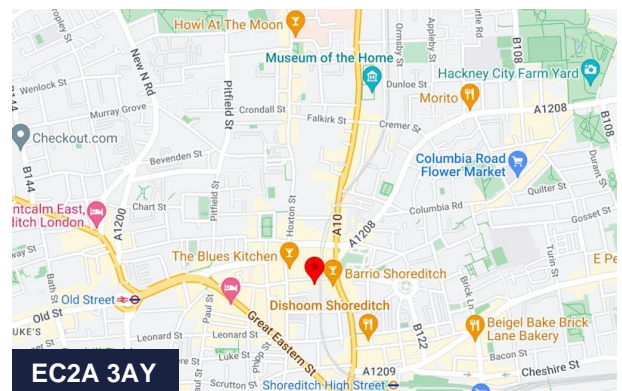
Period building in need of modernisation  
Basement – 2nd floors  
Great Natural light throughout  
Fantastic ceiling heights on the ground floor  
Secondary access to the rear

## Viewings

Strictly through sole agents Stirling Ackroyd

## Terms

Available on a new FRI lease for a term to be agreed



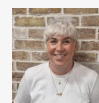
## Summary

|                |                  |
|----------------|------------------|
| Available Size | 2,016 sq ft      |
| Rent           | £45.00 per sq ft |
| Rates Payable  | £12.44 per sq ft |
| EPC Rating     | E (I03)          |

## Viewing & Further Information



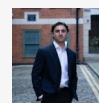
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