



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
Total	2,016	187.29	

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 per sq ft
Rates Payable	£12.44 per sq ft
EPC Rating	E (103)

Viewing & Further Information



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