

# Compton

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## Shoreditch

8-10 New North Place  
EC2A 4JA

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Original Fully Fitted Warehouse  
Style Office Building with Retail  
Opportunity Available in the Heart  
of Shoreditch

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## For Rent

1,259 to 4,423 ft<sup>2</sup>

020 7101 2020  
compton.london



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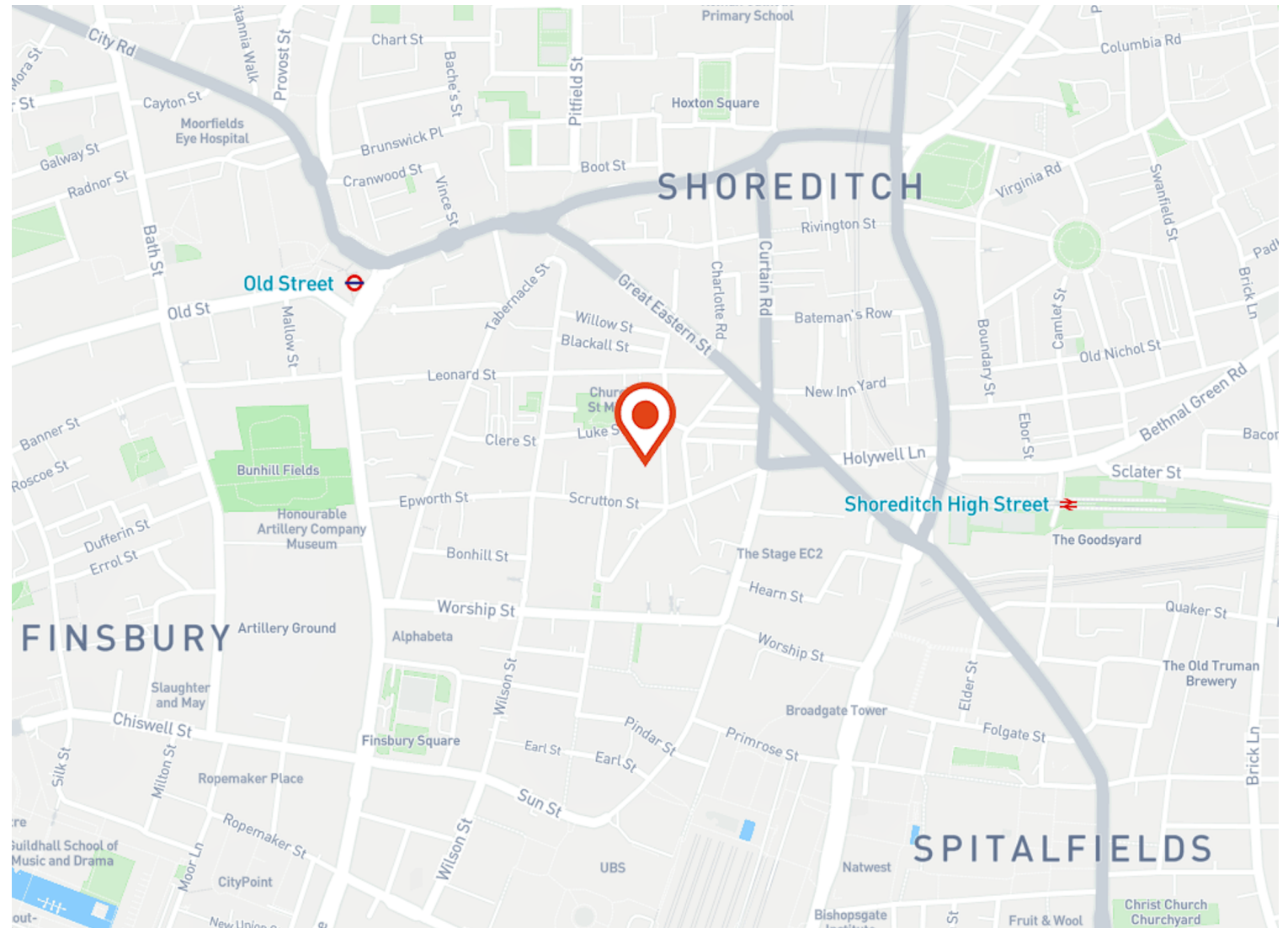
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## Location

Shoreditch is a buzz of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies.

Located a short walk from Old Street station (Northern Line) and Shoreditch High Street station (London Overground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City Lines, the Elizabeth Line, as well as national rail services).

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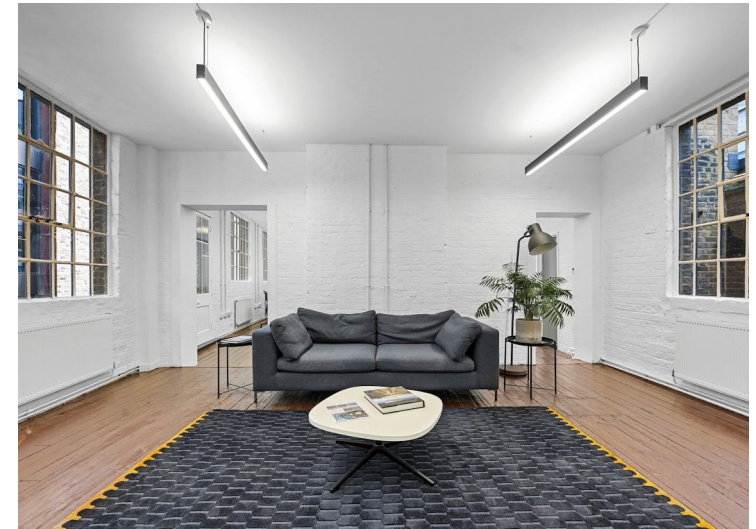
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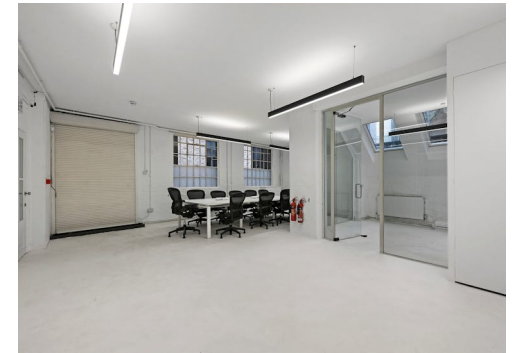
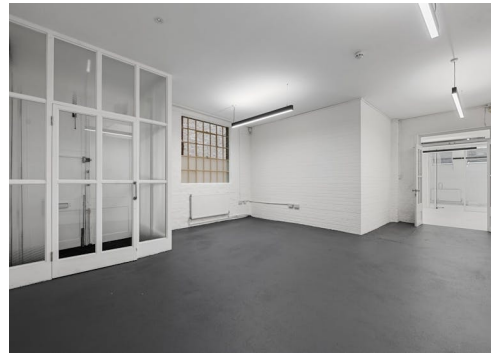
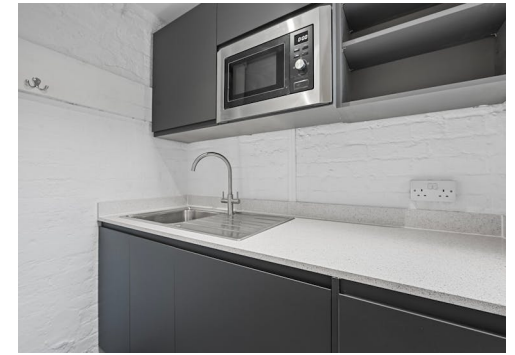
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## Amenities

- Fully Fitted
- Flexible Lease Terms
- Architecturally inspired refurbishment
- Great Natural Light
- LED Lighting throughout
- Original Warehouse Features Throughout
- Excellent Transport Links
- Newly Refurbished
- Loading Facilities
- Original wood flooring

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## Description

Situated within a former Victorian Warehouse building, offering open plan floors, benefitting from excellent natural light, good ceiling heights, private WC's and a small kitchenette. The premises should be of strong interest to media, tech and creative occupiers.

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## Content

Watch the film



Watch the film



View on Website



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## Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the Landlord.

## Viewings

Via joint sole agents only

## VAT

The building is applicable for VAT

## Local Authority

The London Borough of Hackney



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	1,259	£49.50	£17	£4	£70.50	£7,396.63	£88,759.50	Available
1st	1,442	£49.50	£17	£4	£70.50	£8,471.75	£101,661	Available
Ground	1,722	£45	£17	£4	£66	£9,471	£113,652	Available
Total	4,423	£48	£17	£4	£69	£25,339.38	£304,072.50	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Sonia Oberoi  
[so@compton.london](mailto:so@compton.london)  
+44 (0) 7483 882 598

