



**TO LET**

**40 Great Eastern Street,  
London, EC2A 3EP**

**1,259 sq ft**

**1259 sq ft open plan fully  
fitted warehouse office**



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## Description

Amazing office building with 2 floors remaining comprehensively refurbished.

The open plan layout allows for excellent natural light throughout and the refurbishment has delivered exceptional floor to ceiling heights making this space a must see.

Benefiting from two meeting rooms, private WCs and kitchen facilities.

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## Location

40 Great Eastern Street is located on the junction of Curtain Road and only moments from both Old Street Roundabout and Shoreditch High Street. Located in the heart of the Shoreditch Triangle this area is widely regarded as the prime office district in Shoreditch. The surrounding area benefits from a thriving atmosphere with an active café culture and nightlife. Local bars and restaurants include The Hoxton Hotel, The Tramshed, Dinerama, The Golden Bee and Box Park Shoreditch.

Shoreditch High Street, Old Street, Liverpool Street and Moorgate Stations are all within walking distance. The area also provides various bus routes providing access to the City, West End, North and East London.

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## Key points

- Two 1259 open plan floors available
- Fully fitted Grade II listed building, comprehensively refurbished
- Timber floors
- Excellent natural light
- Amazing ceiling heights with exposed trusses
- Open plan layout with two meeting rooms
- Kitchen facilities
- Private WCs





## Rents, Rates & Charges

Lease	New Lease
Rent	£55.00 per sq ft
Rates	£15.76 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	C (74)

## Viewing & Further Information



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