



TO LET

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

1,259 to 2,518 sq ft

**Stunning open plan fully
fitted warehouse office
floors**



Description

Amazing office building with 2 floors remaining comprehensively refurbished.

The floors are simply stunning with timber flooring, large windows, attractive glazed critall meeting room, private wc's and kitchen

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.

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, Gloria Trattoria, Flat Iron and Manteca, an abundance of retailers nearby at Box Park and Redchurch St.

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.

Key points

- First and Second floors available
- Fully fitted Grade II listed building, comprehensively refurbished
- Timber floors
- Excellent natural light
- Open plan layout with two meeting rooms
- Kitchen facilities
- Private WCs





Accommodation

Name	sq ft	sq m	Rent (sq ft)	Availability
2nd	1,259	116.96	£55	Available
1st - Office	1,259	116.96	£49.50	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£49.50 - £55 per sq ft Fully Managed option is also available at £125 psf all inclusive
Rates	£20.37 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	C (74)

Viewing & Further Information



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Joint Agents

Ellis Brown (Joint Agent)

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