



Compton

Shoreditch

89 Worship Street
EC2A 2BF

An exceptional self-contained office building in the heart of Shoreditch, spanning 23,000 sqft with an abundance of private outside space.

For Rent

23,213 ft²

020 7101 2020
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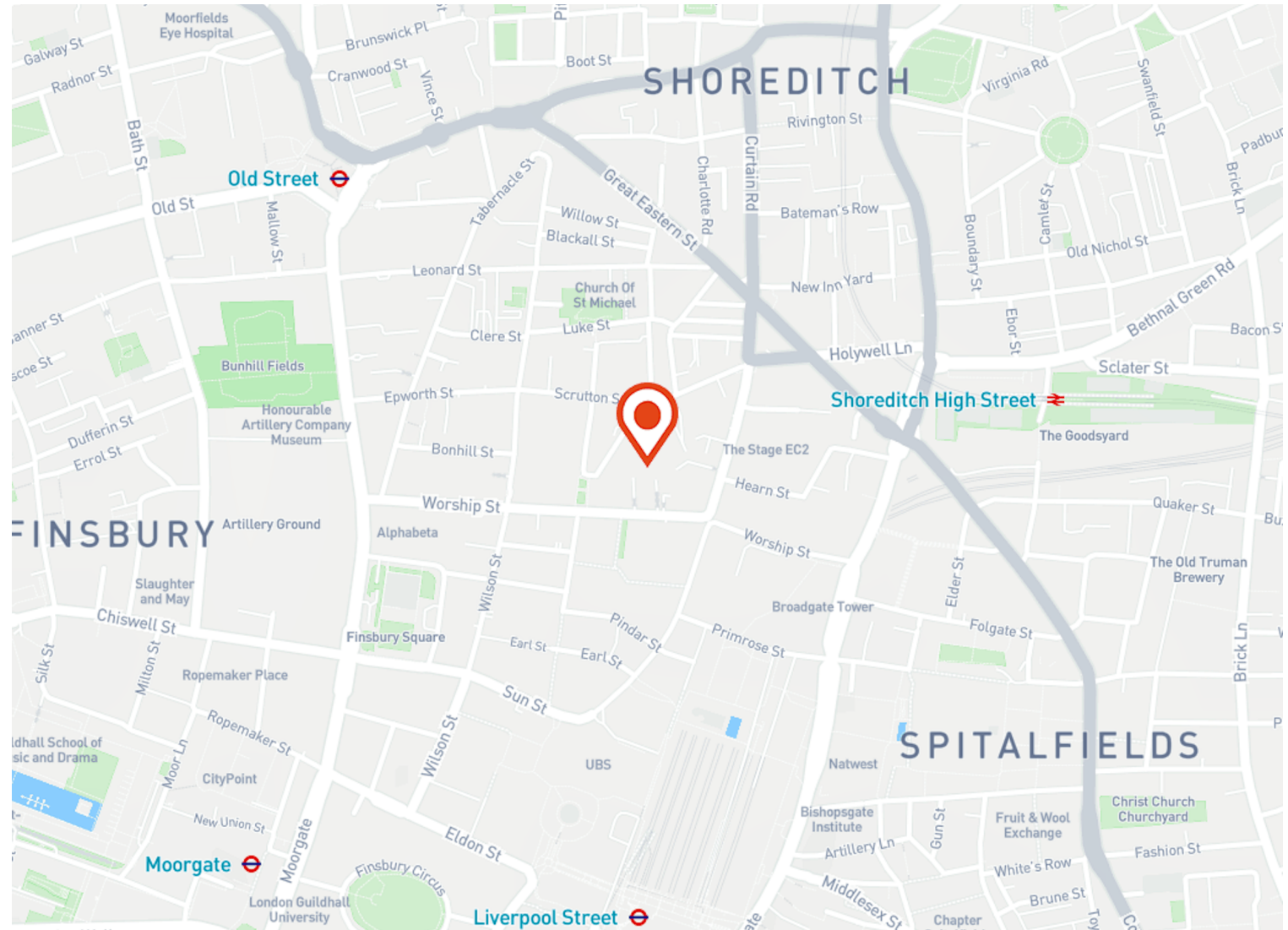
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Location

89 Worship Street is located on the prominent corner of Worship Street & Curtain Road in Shoreditch, which is equidistant to both Liverpool Street (Eliabeth Line) and Old Street underground stations. Occupiers will benefit from the numerous street food operators at nearby Clifton Food Market as well as a fantastic choice of leisure amenities nearby including Flight Club, Barrys Bootcamp and Junkyard Golf.

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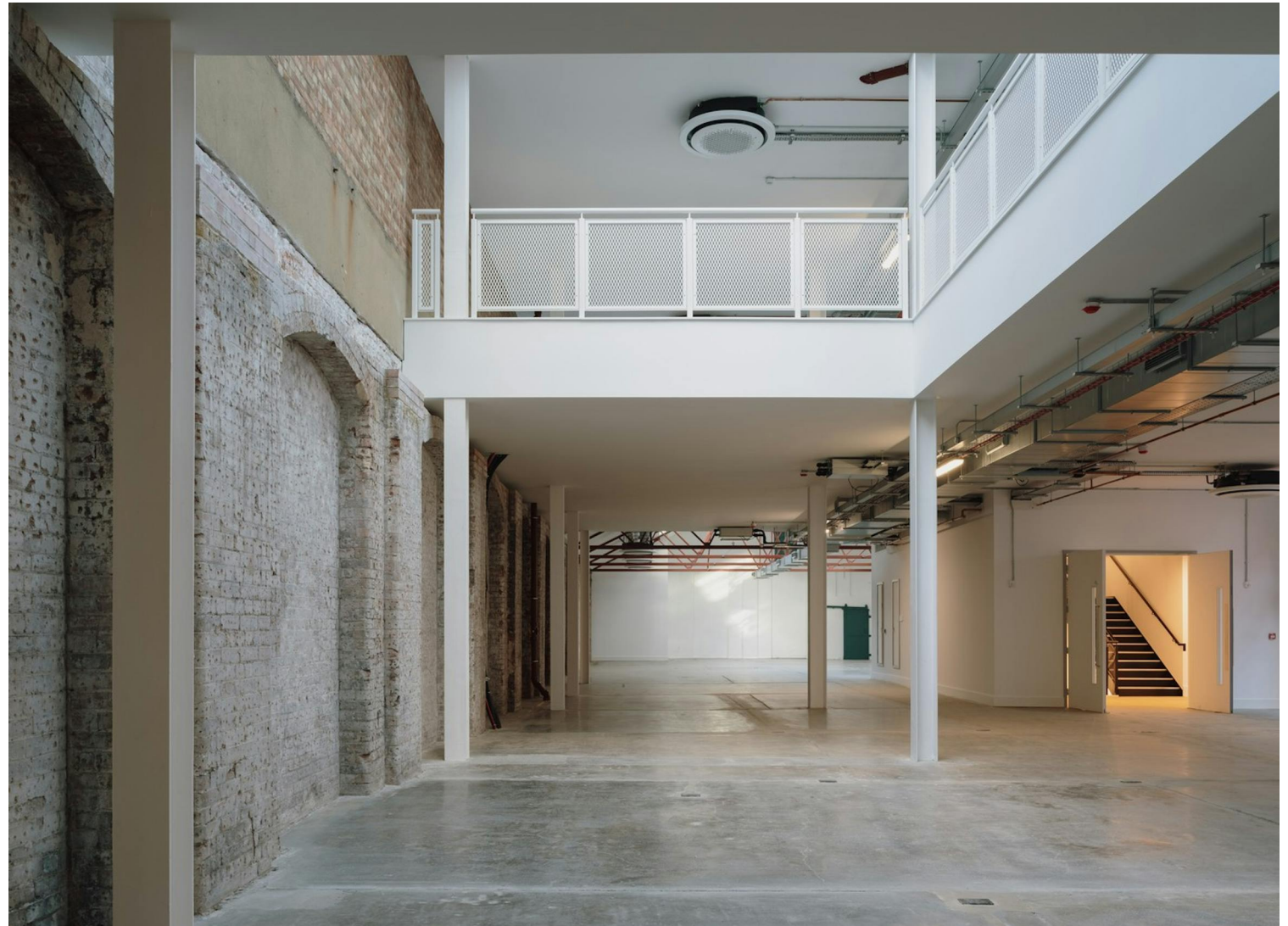
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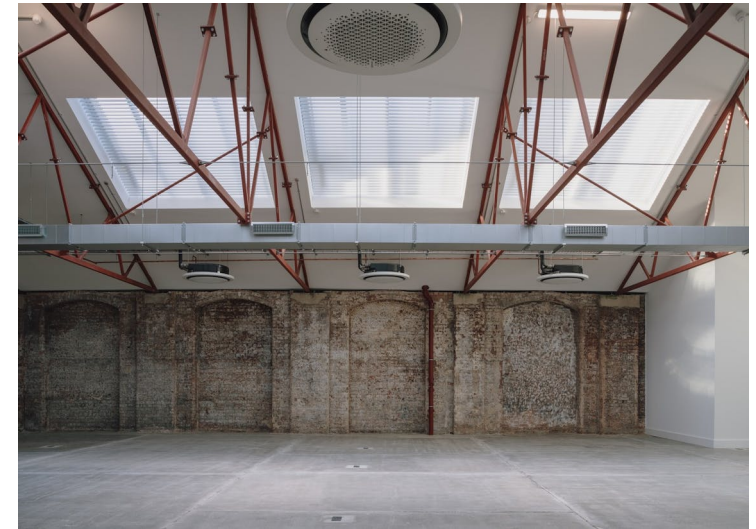
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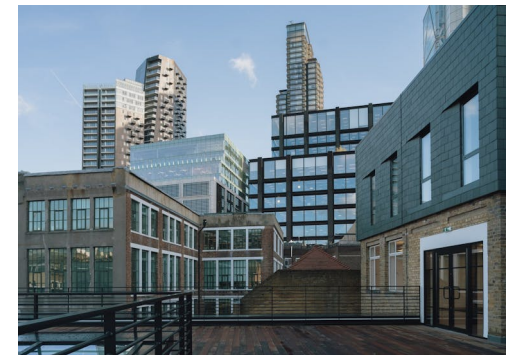
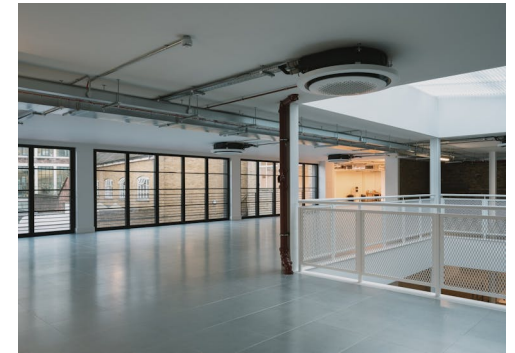
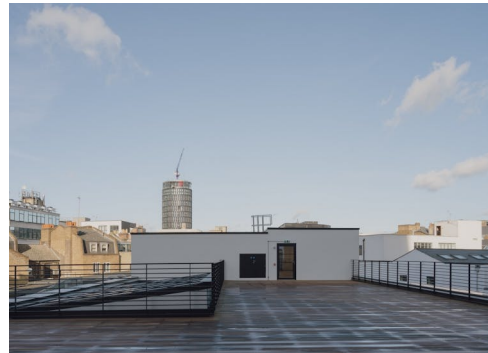
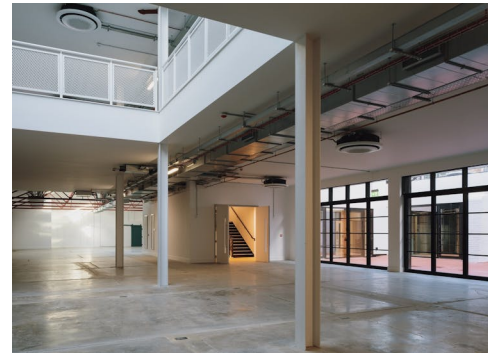
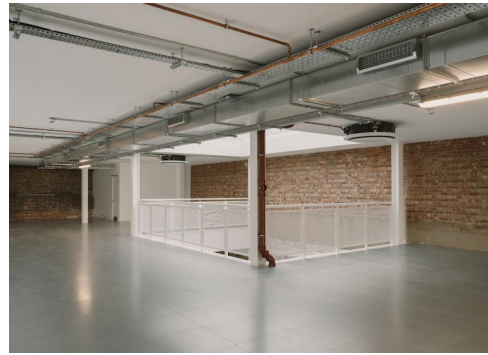
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Amenities

- Fully self-contained
- Polished concrete and raised access flooring throughout
- Exposed brickwork
- End of trip facilities
- Private courtyard and terraces
- Superb ceiling height
- Air conditioning

Description

Presenting an exceptional self-contained office building in the heart of Shoreditch, spanning 23,000 sqft across the Lower Ground to 3rd Floors.

Recently refurbished to a high standard, the space boasts polished concrete and metal tile raised flooring, new air-conditioning, WC's, and end-of-trip facilities, complemented by exposed brickwork and impressive floor-to-ceiling heights throughout.

What truly distinguishes this property is its abundance of private outdoor spaces, featuring a charming courtyard and expansive terraces with panoramic views of Shoreditch and the City.

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Content

Watch the film



View on Website



Developer

Private

Tenure

Leasehold

Lease Term

A new full repairing and insuring lease is available directly from the Landlord. Alternatively, the space can be acquired via a sublease or assignment.

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Hackney

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Floor Areas & Outgoings

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
3rd	2,724	£65	£22	n/a	£87	£19,749	£236,988	Available
2nd	2,796	£65	£22	n/a	£87	£20,271	£243,252	Available
1st	5,954	£65	£22	n/a	£87	£43,166.50	£517,998	Available
Ground	10,484	£65	£22	n/a	£87	£76,009	£912,108	Available
Lower Ground	1,255	£65	£22	n/a	£87	£9,098.75	£109,185	Available
Total	23,213	£65	£22		£87	£168,294.25	£2,019,531	

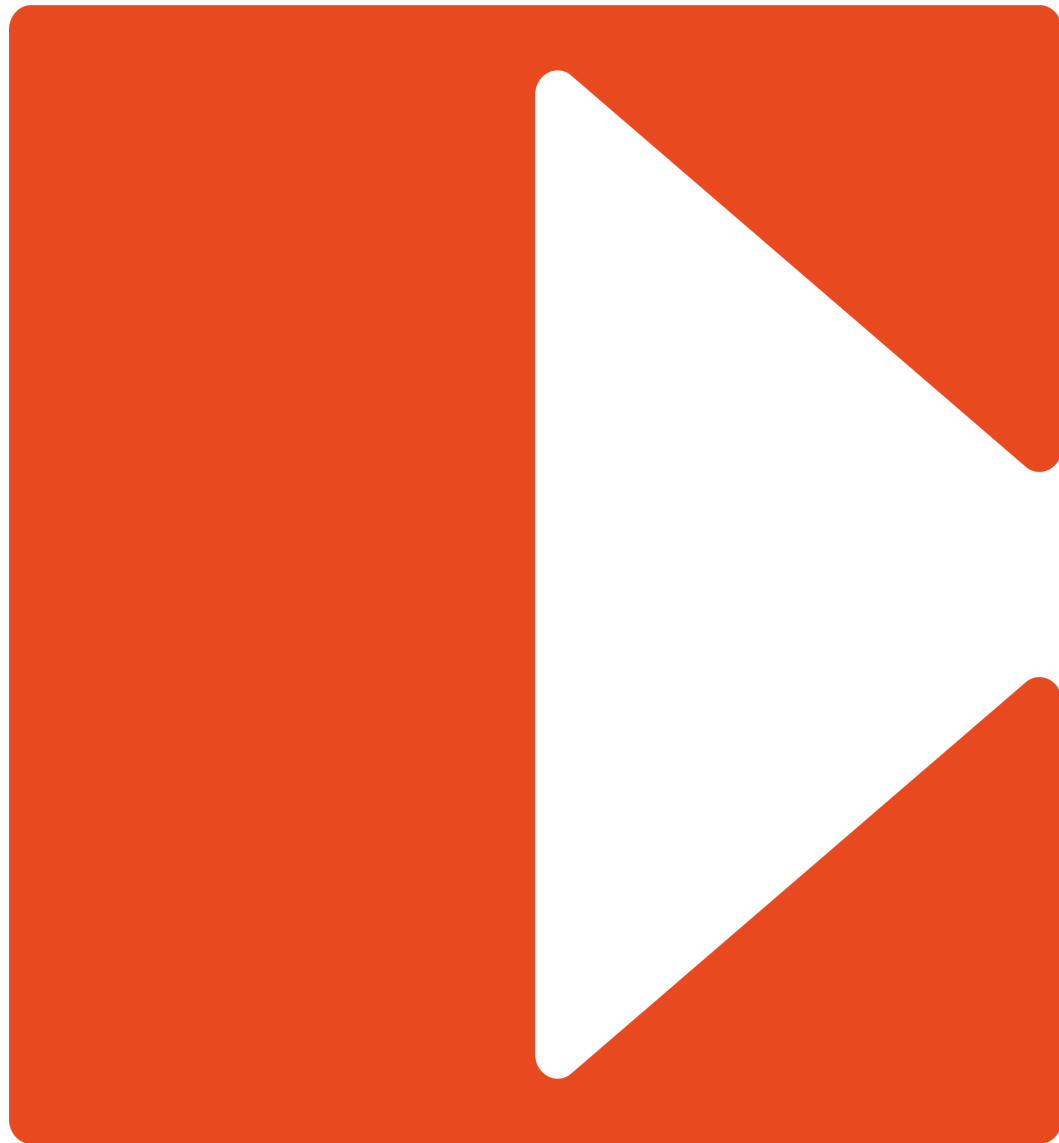
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Contact Us

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

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Shaun Simons
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