



46 - 48 GREAT EASTERN STREET

LONDON, EC2A 3EP

RIB

ROBERT IRVING BURNS

TO LET

SELF-CONTAINED
WAREHOUSE-STYLE
OFFICE

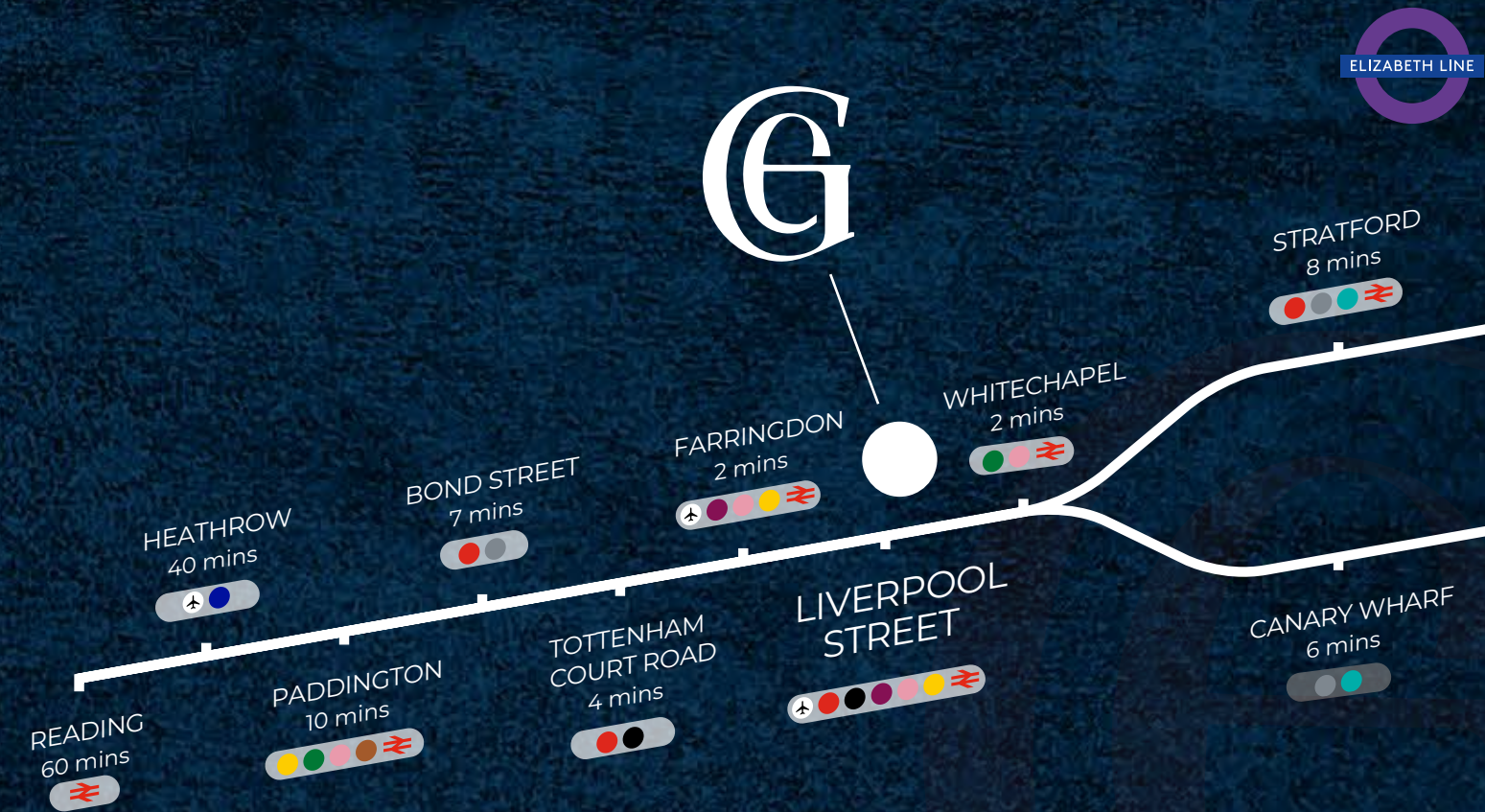
SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, CLINICAL, ETC.)

1,554 SQ FT - 3,252 SQ FT



LOCATION

Located in the vibrant district of Shoreditch, 46-48 Great Eastern Street sits at the heart of London's creative hub. The building benefits from its proximity to Old Street tube station, a mere 5-minute walk away, providing convenient access to the Northern line. Additionally, Liverpool Street station, offering connections to several Underground lines and national rail services, is within a 10-minute walk. Shoreditch itself is renowned for its eclectic mix of trendy bars, artisan coffee shops, and innovative eateries, attracting a diverse crowd of locals and visitors alike. Popular occupiers in the area include tech startups, design studios, and media companies, drawn to the area's dynamic atmosphere and collaborative spirit. From renowned street art to bustling markets, Shoreditch offers a unique blend of creativity and commerce, making it an ideal location for businesses seeking inspiration and connectivity in the heart of London.



LOCAL OCCUPIERS

- 1 Village Underground
- 2 Fight Club
- 3 Travel Lodge London
- 4 Dennis Silvers' House
- 5 Duck & Waffle
- 6 30 St Mary Axe
- 7 Van Goh London
- 8 Batty Langley's
- 9 Beigel Bake
- 10 Dishroom Shoreditch
- 11 The Blues Kitchen
- 12 Montclam East
- 13 Sadler's Wells Theatre
- 14 Whitechapple Gallery
- 15 East London Mosque
- 16 Gloria
- 17 Manteca
- 18 Nobu
- 19 Singer Tavern
- 20 The Jugged Hare
- 21 Pasta Nostra
- 22 GymBox
- 23 Queen of Hoxton
- 24 Lalaland
- 25 Flat Iron



DESCRIPTION

The premises are self-contained and over three floors (1st-3rd). The premises could be knocked together to create a larger offering.

Forty-six is fitted and in good condition. The property benefits from an individual entry system per floor, double-glazed windows, comfort cooling (not tested), wall-mounted radiators, timber flooring, floorboards, and WCs (with showers on the 1st floor).

Forty-eight is in unfitted condition, requiring refurbishment. These premises benefit from front and rear natural light on all floors.












6

5

SPECIFICATIONS

-  Individual Door Entry System (per floor)
-  Double Glazed Windows (Front and Rear)
-  Comfort Cooling (not tested)
-  Wall Mounted Radiators
-  Timber Flooring
-  Floorboards
-  Toilets (and shower on the first floor)
(at 46; there are toilet permissions at 48)



FINANCIALS

Property	46 Great Eastern Street (1st - 3rd floor)	48 Great Eastern Street (1st - 3rd floor)	Total
Size (sq.ft)	1,698	1,554	3,762
Quoting Rent (p.a.) excl.	£63,675	£42,735	£106,410
Service Charge	TBC	TBC	TBC
Estimated Rates Payable (p.a)	£22,63	£26,198	£64,621
Estimated Occupancy Cost (p.a.)	£102,098	£68,933	£171,031

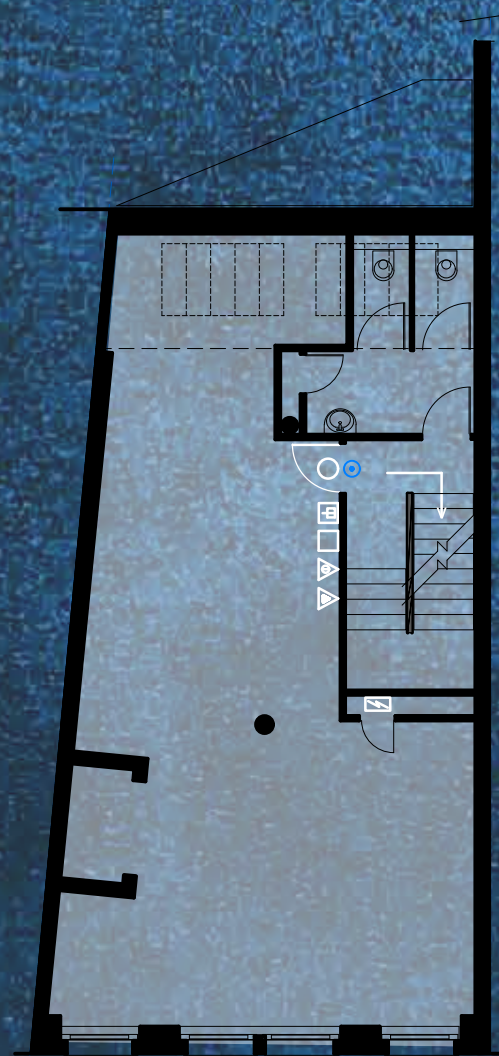
FLOOR PLANS 4 6

Not to scale



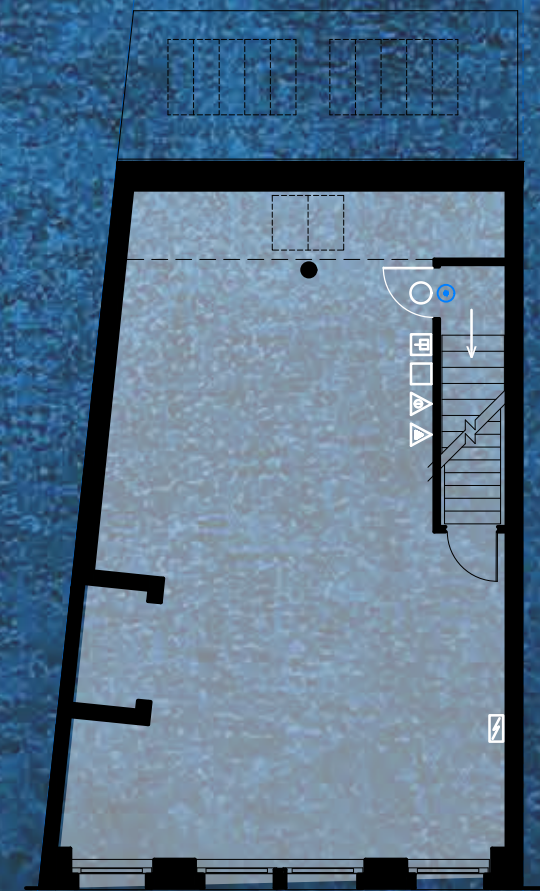
FIRST FLOOR

638 SQ.FT.



SECOND FLOOR

568 SQ.FT.

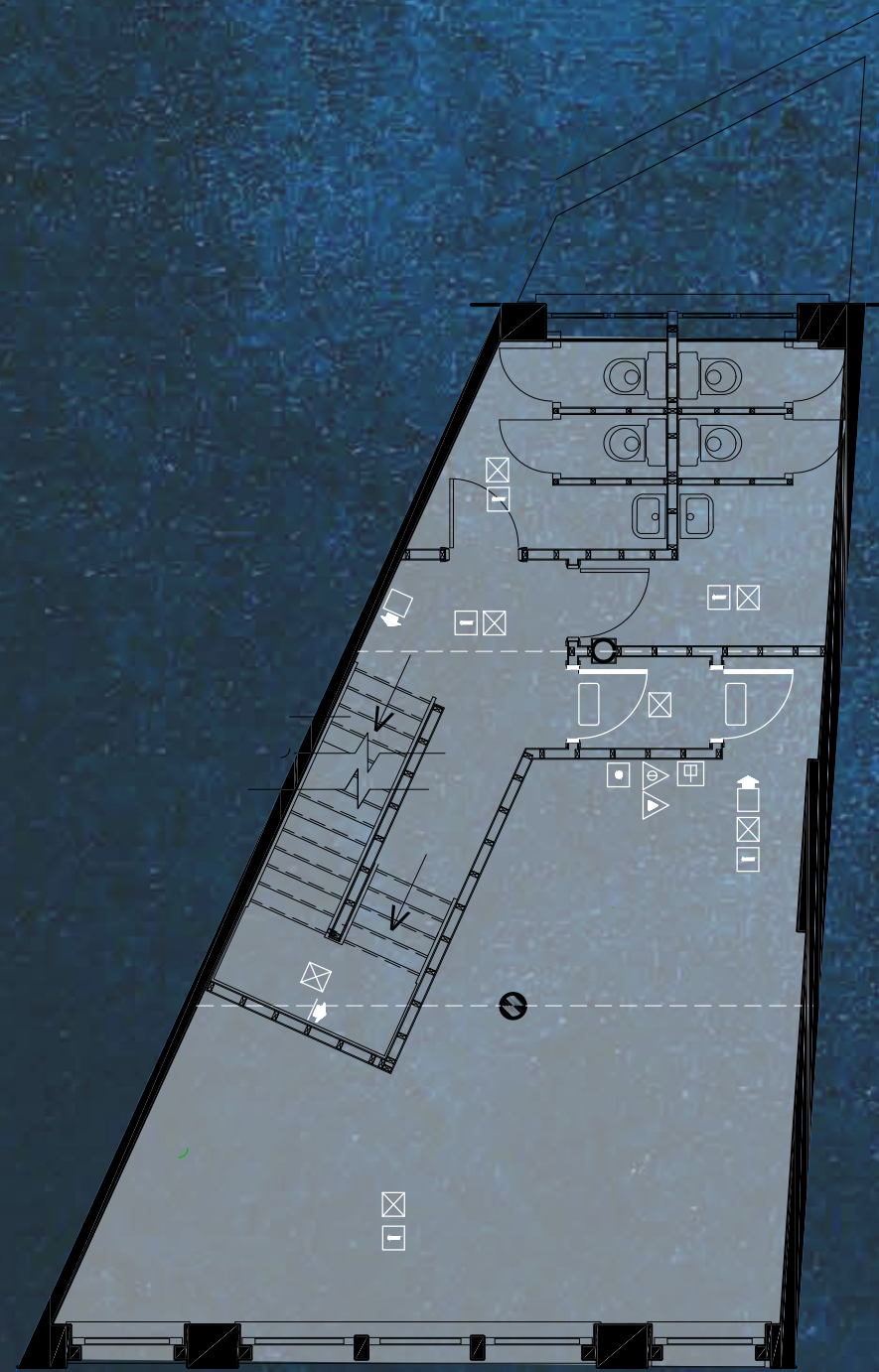


THIRD FLOOR

492 SQ.FT.

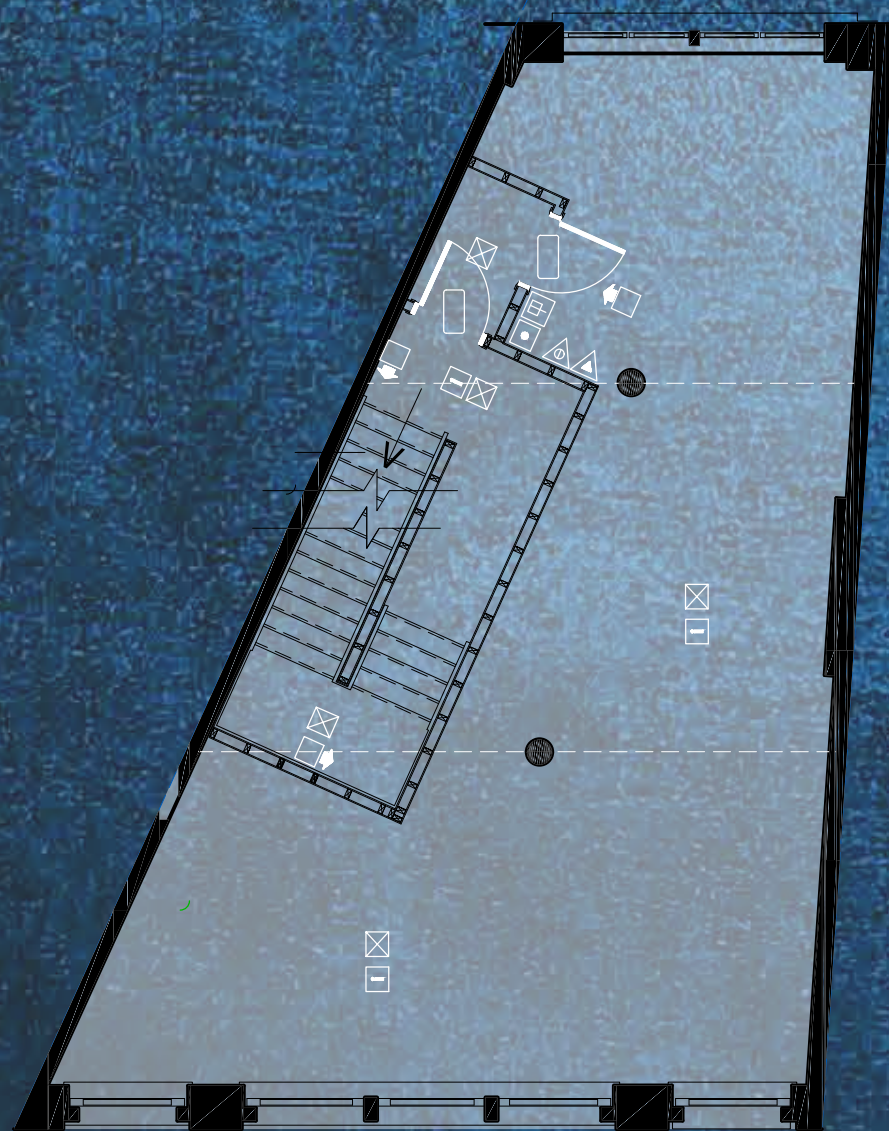
FLOOR PLANS 4 8

Not to scale



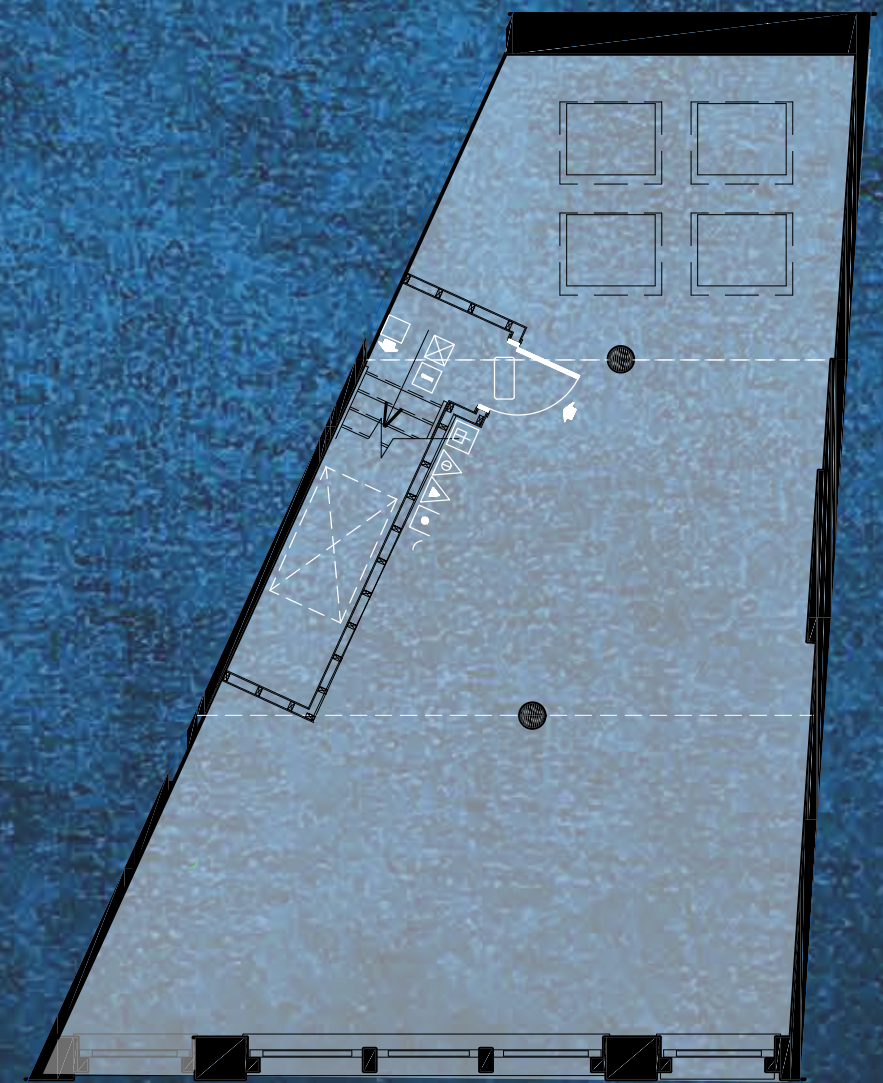
FIRST FLOOR

508 SQ.FT.



SECOND FLOOR

527 SQ.FT.



THIRD FLOOR

519 SQ.FT.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled floor plans available on request.

VAT

TBC

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The letters are white and set against a dark blue background.

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

February 2024.