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46 - 48 GREAT EASTERN STREET

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LONDON, EC2A 3EP

RIB

ROBERT IRVING BURNS



# TO LET

SELF-CONTAINED WAREHOUSE OFFICES WITH  
GROUND & LOWER GROUND RESTAURANT  
PREMISES

TO BE TAKEN SEPARATELY OR TOGETHER

**BOUTIQUE HOTELS, MEMBERS CLUBS AND  
SERVICED APARTMENTS WILL BE  
CONSIDERED**

SUITABLE FOR CLASS E

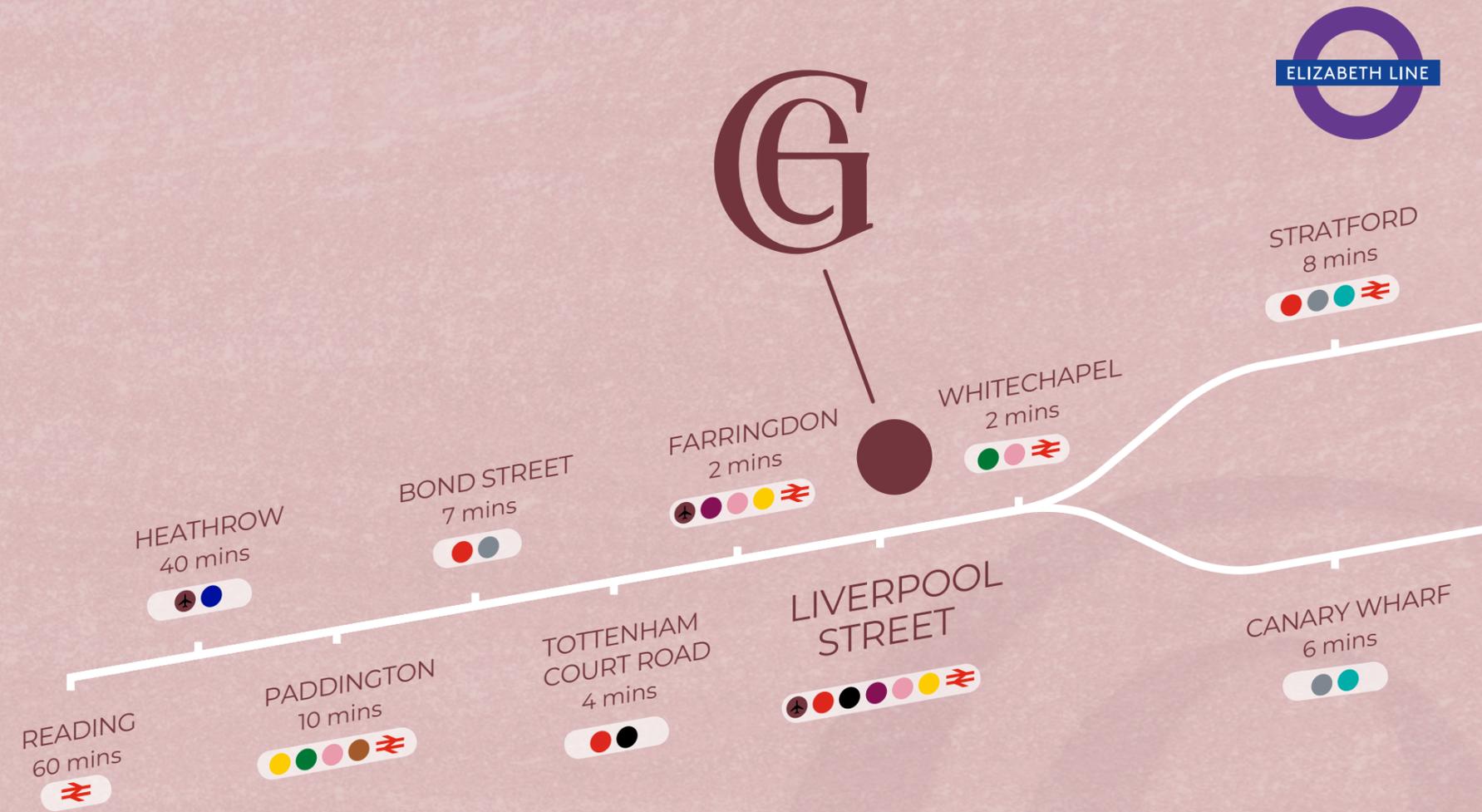
1,554 SQ FT - 5,252 SQ FT



# LOCATION

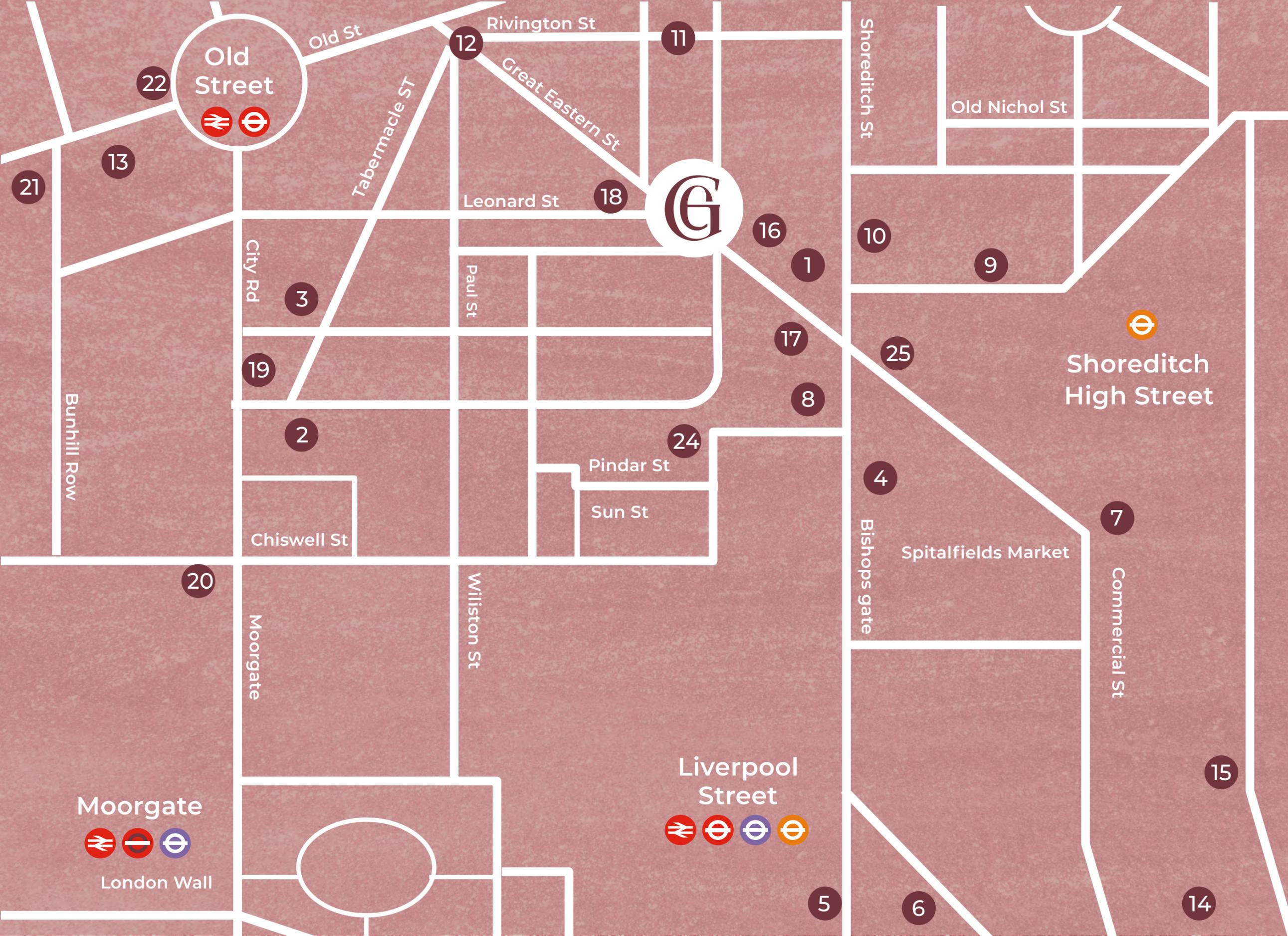
Located in the vibrant district of Shoreditch, 46-48 Great Eastern Street sits at the heart of London's creative hub. The building benefits from its proximity to Old Street tube station, a mere 5-minute walk away, providing convenient access to the Northern line. Additionally, Liverpool Street station, 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



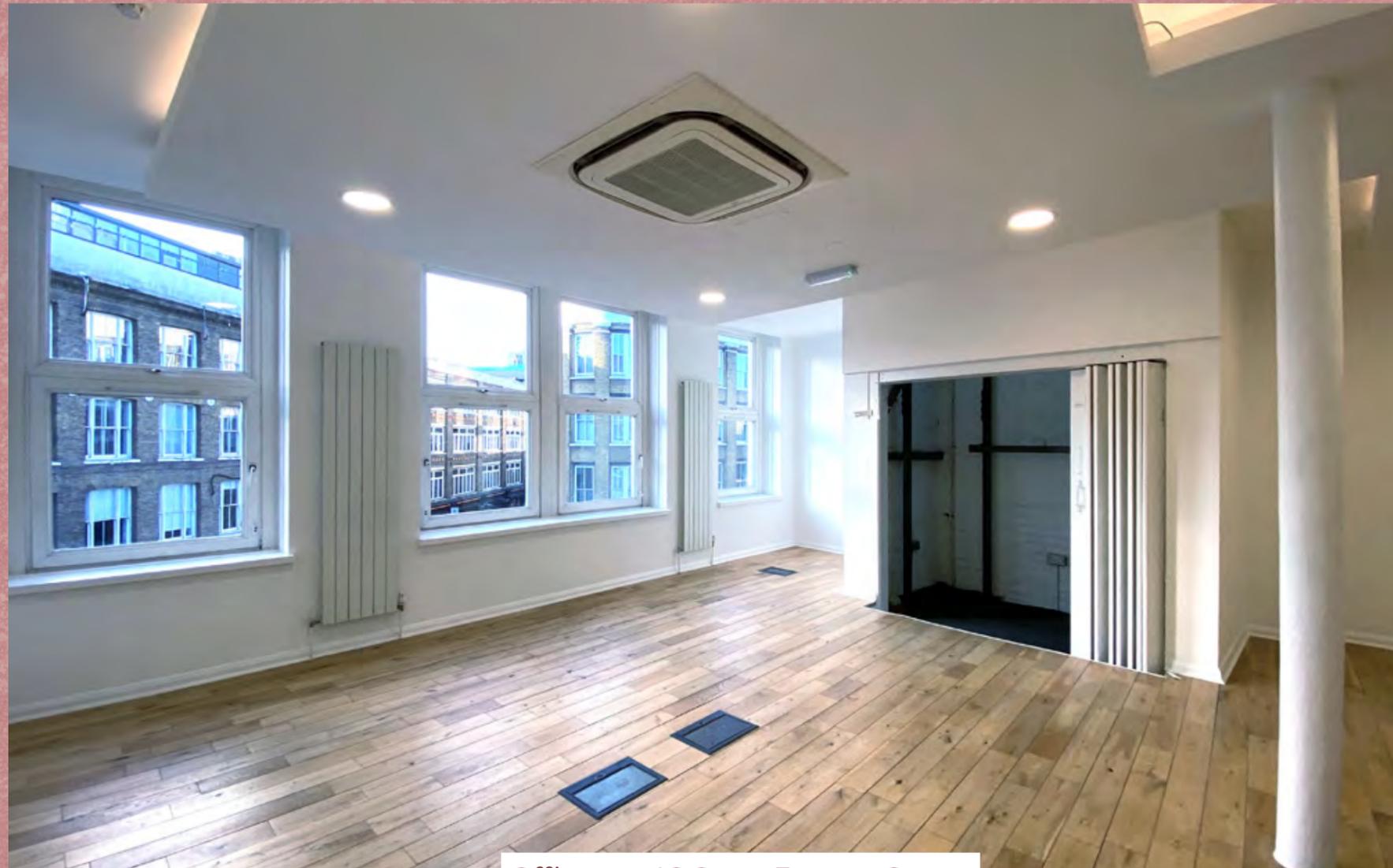
# DESCRIPTION

46-48 Great Eastern Street (1st - 3rd Floor)

The premises are comprised of self-contained restaurant / events premises and 2 first to third floor office premises. These can be knocked together to create a larger offering.

The offices at 46 are 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).

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



Offices at 46 Great Eastern Street





Lower Ground & Ground Floor at 46



# SPECIFICATIONS

46-48 Great Eastern Street (1st - 3rd Floor)

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



Offices at 48 Great Eastern Street



# DESCRIPTION

46 Great Eastern Street (Ground & Lower Ground Floor)

The premises is situated over ground and lower ground and providing lofty warehouse style space with excellent ceiling heights. The lower ground floor has a fully fitted kitchen with cooking extraction. There is a former lift shaft which could be reinstated if required.

# SPECIFICATIONS



E1 Use Class



Excellent Natural Light



Excellent Ceiling Height



Open Plan Space



Prominent Frontage



Fitted Cooking Extraction



WCs on Lower Ground & Ground Floor

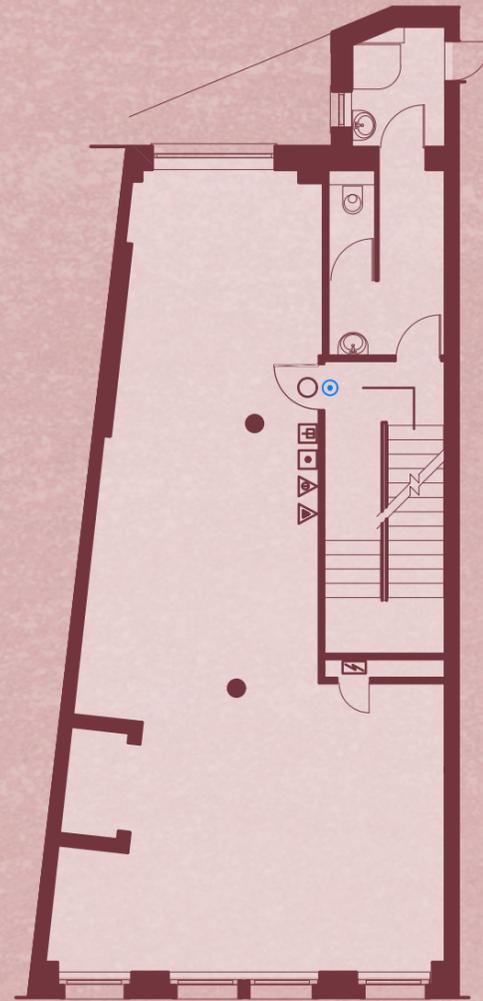


# FINANCIALS

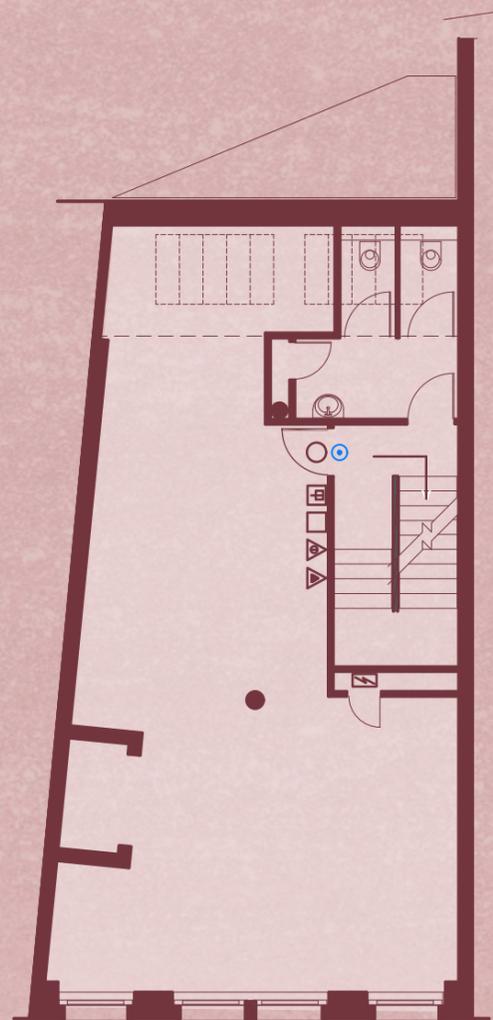
Property	46 Great Eastern Street (1st - 3rd Floor)	46 Great Eastern Street (Ground & Lower Ground)	48 Great Eastern Street (1st - 3rd Floor)	Total
Size (sq.ft)	1,698	2,000	1,554	5,252
Quoting Rent (p.a.) excl.	£63,675	£130,000	£42,735	£236,410
Service Charge (p.a.)	TBC	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£38,423	£31,668	£26,198	£96,289
Estimated Occupancy Cost (p.a.)	£102,098	£161,668	£68,933	£332,699

# FLOOR PLANS 46

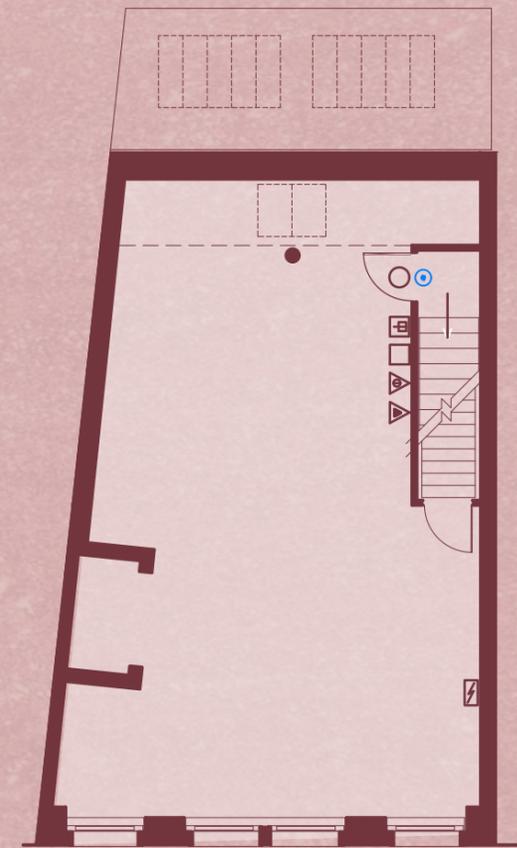
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FIRST FLOOR  
638 SQ.FT.



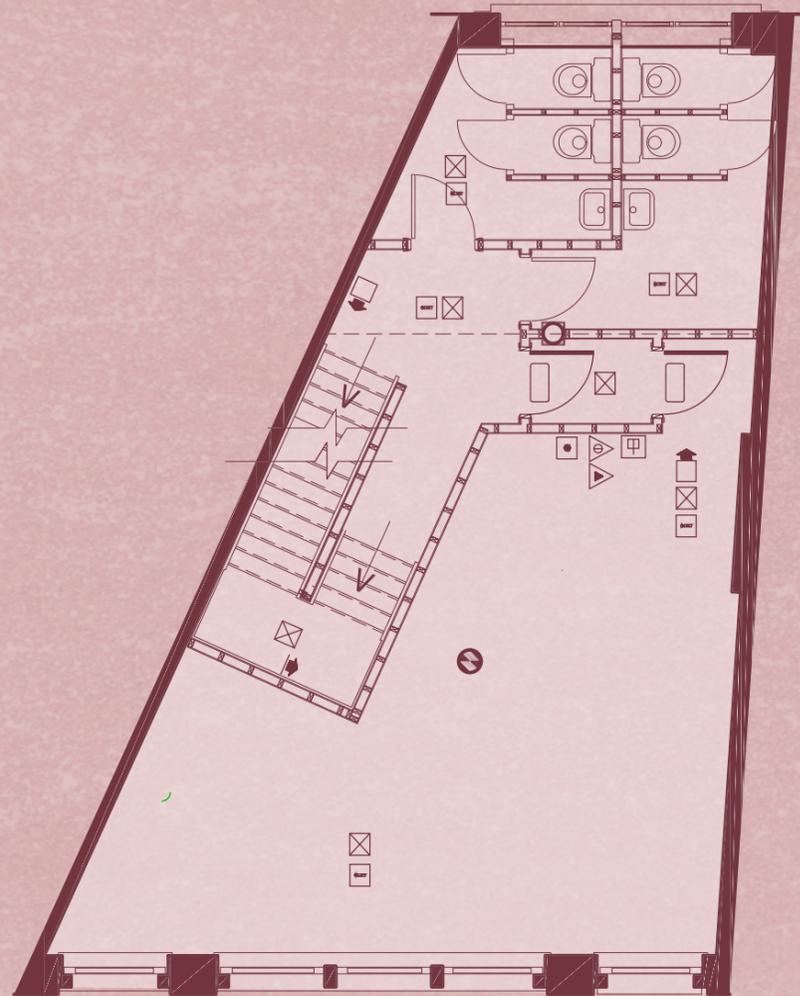
SECOND FLOOR  
568 SQ.FT.



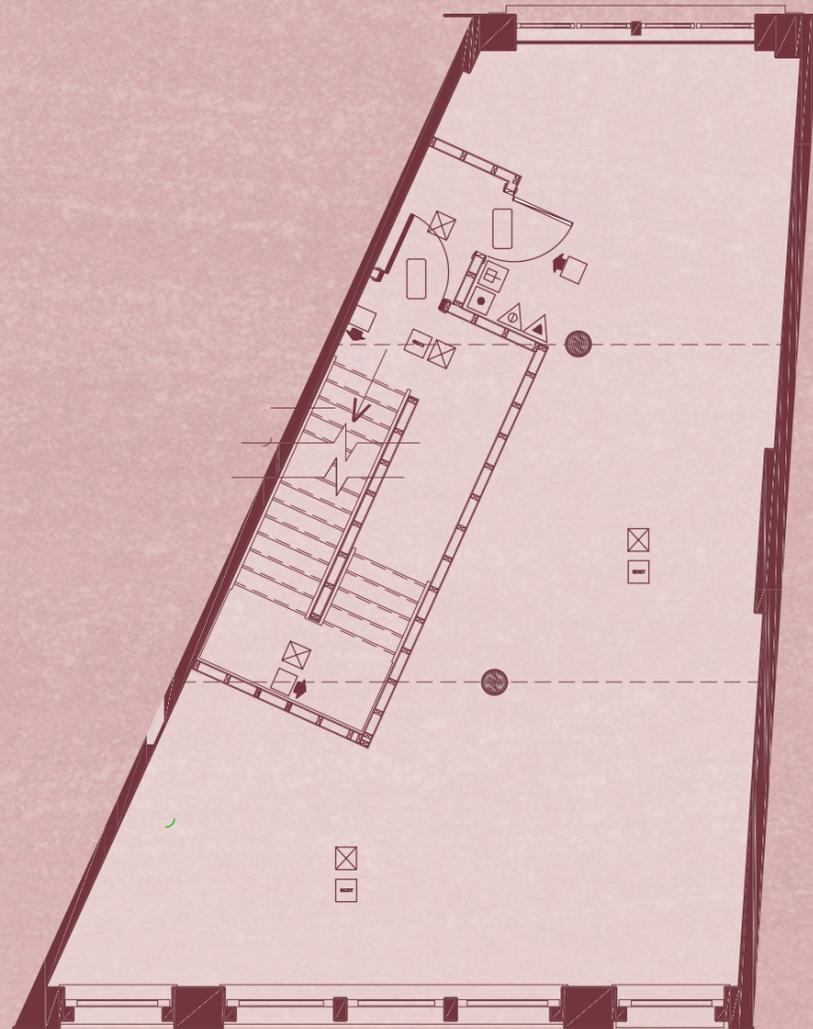
THIRD FLOOR  
492 SQ.FT.

# FLOOR PLANS **48**

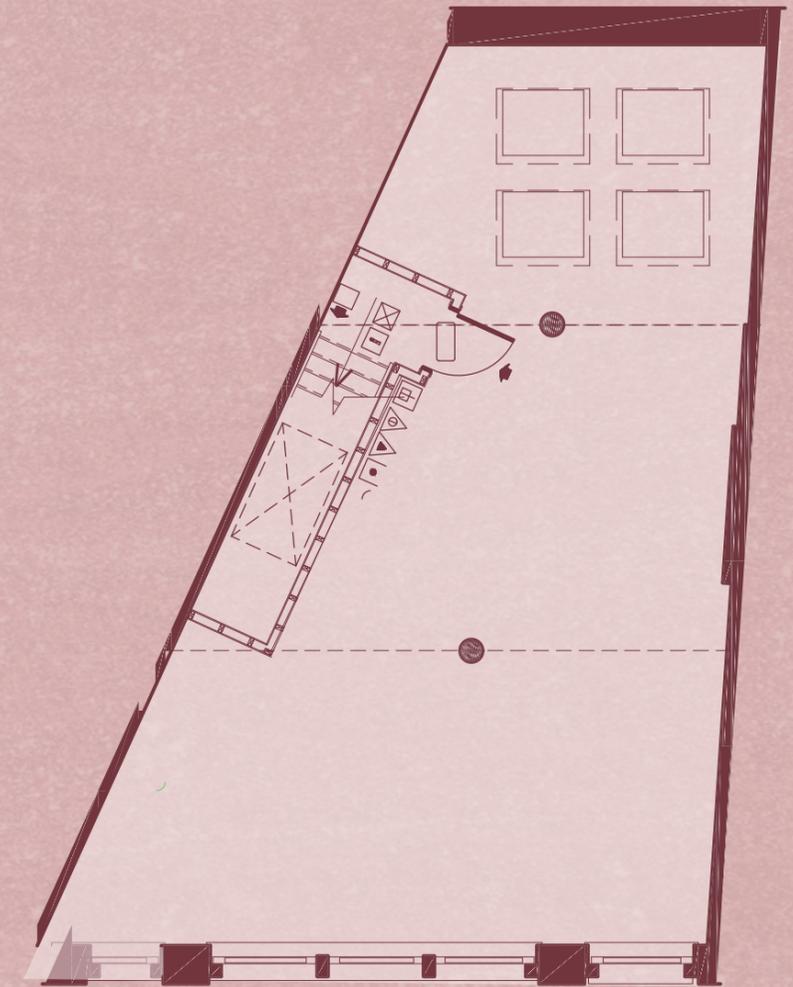
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**FIRST FLOOR**  
508 SQ.FT.



**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 is 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.

## VAT

The property is elected for VAT.

## FLOOR PLANS

Scaled floor plans are available on request.

Anti-Money Laundering Regulations  
In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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.  
July 2024.

## CONTACT US

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**RIB**

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