



**TO LET**

**3 Haberdasher Street,  
Shoreditch, London, N1  
6AB**

5,371 to 12,690 sq ft

Ground and first floor  
studio offices



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## Description

Comprising the ground and first floors of a beautiful, refurbished Art Deco warehouse, just minutes from Old Street Station. The property recently underwent a comprehensive upgrade including new lighting, new entrance lobby and exterior including a newly landscaped courtyard and bike store.

Both floors benefit from an abundance of windows, excellent ceiling height and polished concrete floors throughout, the floors are ready for tenant fit out works and can be let together or separately.

The building has two lifts, one of which also serves as a goods lift, ample WC and shower provisions and fob access system.

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## Location

Located at the apex of Haberdasher Street, East Road and Bevenden Street, the local area is a destination for food lovers with a vast array of established and new eateries, bars and coffee shops within easy walking distance including Shoreditch Grind, Blacklock, Temper and Alchemist to name a few.

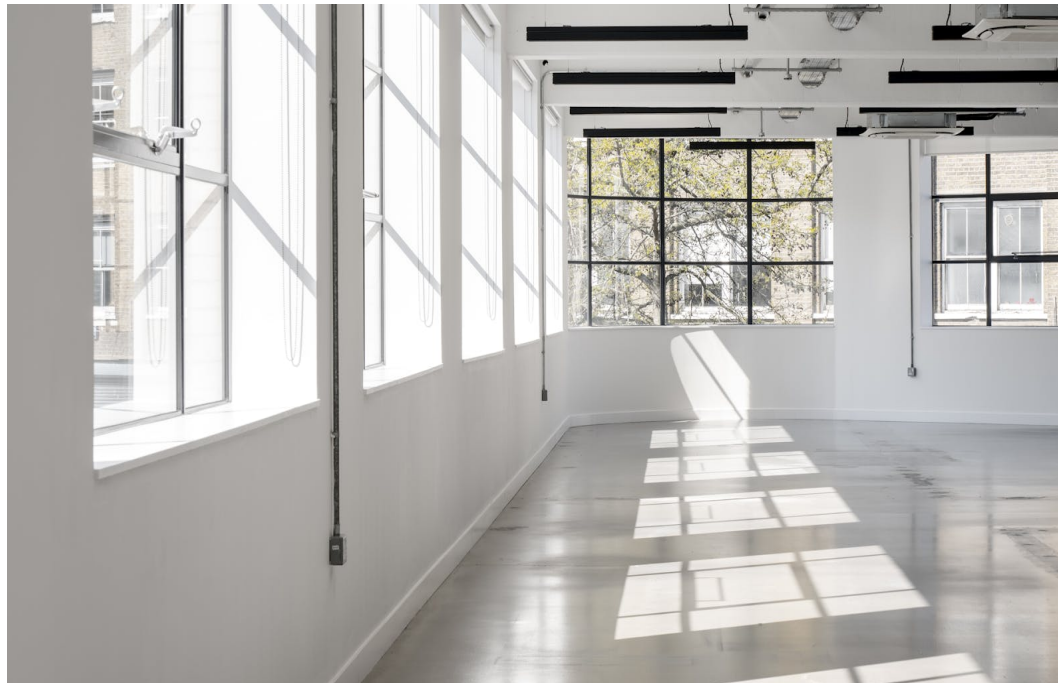
Transport links are fantastic with Old Street Station being less than five minutes away and numerous bus routes linking the City, East London and the West End.

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## Key points

- Total internal space - 12,690 square feet
- Newly landscaped courtyard entrance
- Air conditioning throughout
- Attractive reception area
- Open plan floors
- Polished concrete floors
- Exposed services
- Corner building, with excellent natural light





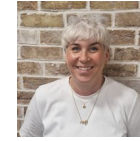
## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	5,371	498.98	To Let	Available
1st	7,319	679.96	To Let	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£55 per sq ft
Rates	£19 per sq ft to be confirmed
Service Charge	£12 per sq ft approx
VAT	Applicable
EPC	B (50)

## Viewing & Further Information



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