

# 144 Central Street, Shoreditch, London, EC1V 8AX

## **TO LET**

Office

3,380 sq ft / 314 sq m

£26.36 per sq ft

# Self Contained Ground Floor Office



- Air conditioning
- Raised floors
- Front and rear entrance
- Secure roller shutters
- 3.19m floor to ceiling height
- 4 demised WCs + 1 disabled WC
- Cabling in-situ



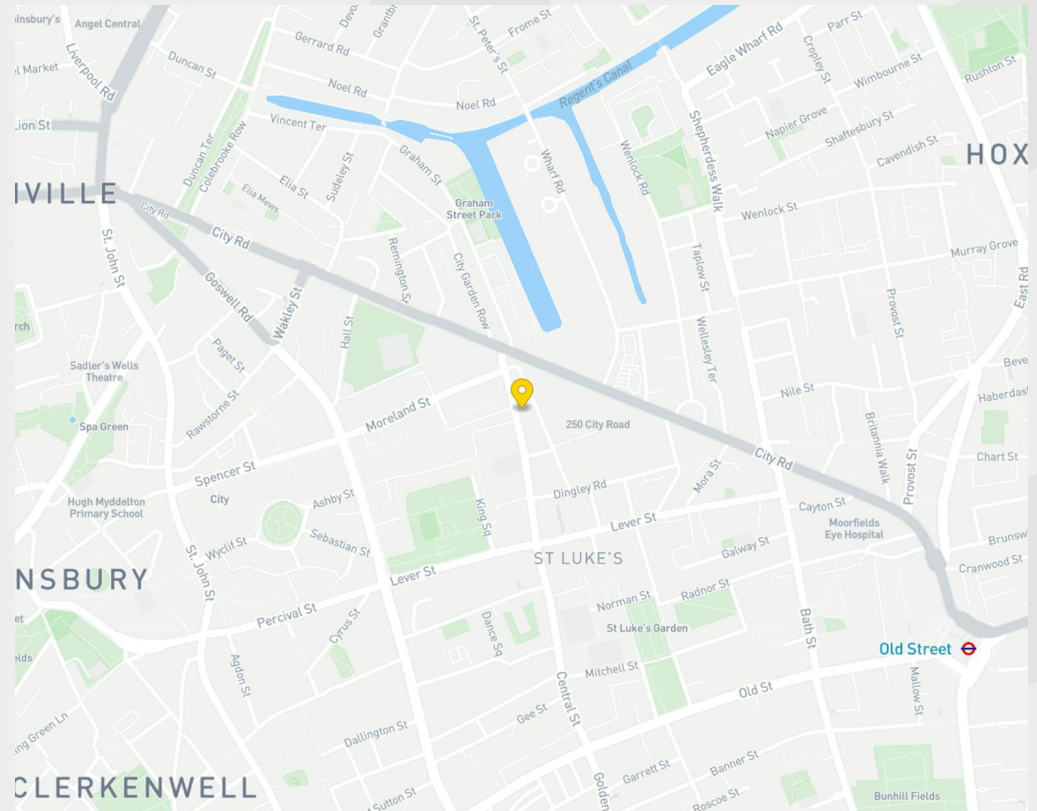


## Description

A self-contained office located on the ground floor of a mixed-use building provides an open plan creative space. The office benefits from excellent natural light with windows on two elevations, fully accessible raised flooring, modern lighting, air-conditioning, fitted kitchenette. The demise also boasts excellent floor-to-ceiling heights, exposed services and demised W/C's

## Location

The building is located on the northern end of Central Street close to the junction with City Road. Barbican, Angel and Old Street underground stations are within walking distance and numerous bus routes pass along City Road offering easy public transport connections to all parts of London. The many attractions of this vibrant area are easily accessible and offer close proximity to restaurants, wine bars and shopping.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	Office	3,380	314.01	£26.36	£14	On Application	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
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### Further Information

[View on Website](#)

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