

TO LET 992 TO 1,984 SQ FT (92.16 TO 184.32 SQ M) £30 PER SQ FT

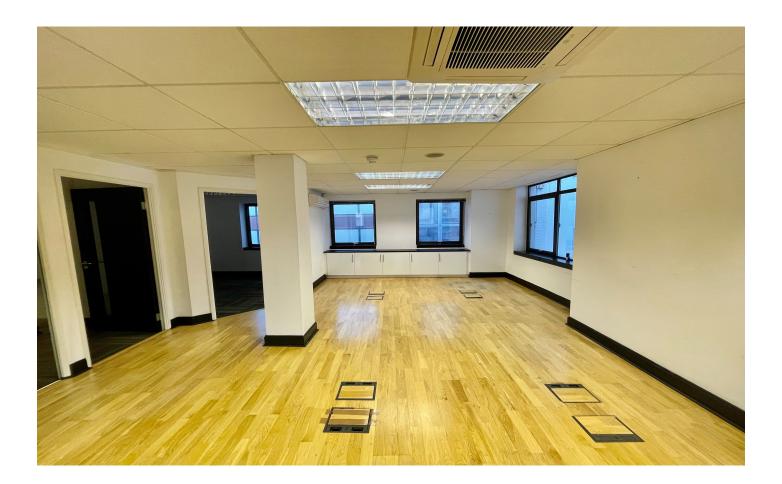
Fitted Office Space in Shoreditch, Close to Liverpool Street Station

- Smart reception / entrance approach
- Passenger lift serving all floors
- Under floor trunking and floor boxes
- Ceiling mounted A/C and warm air heating
- Timber flooring
- Kitchenette on each floor

Shoreditch

44 Worship Street, London, EC2A 2EA







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Description

The property comprises a mid-terrace building with available accommodation arranged over second and third floors. The block has a smart ground floor entrance lobby, with passenger lift serving all floors. Both floors have under floor trunking and floor boxes in situ, accessible WC's, a fitted kitchenette, ceiling mounted a/c and warm air heating and a passenger lift.

The second floor is largely open plan in configuration with a large single glazed partitioned meeting room, and the third floor is configured in more of a cellular arrangement with solid partitioned walls.

Location

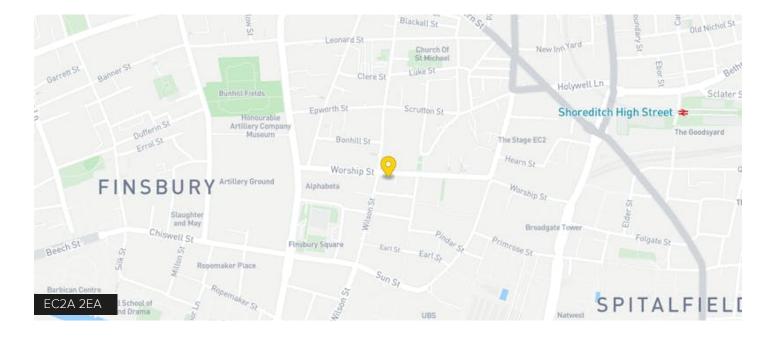
Located on Worship Street in Shoreditch within a few minute's walk of Liverpool Street Mainline & Underground station (Central, Metropolitan, Circle, Hammersmith & City & Elizabeth lines), with Moorgate, Old Street and Shoreditch High Street stations all being within easy reach.

The building is within a short walk of Shoreditch Triangle, the Broadgate Estate, Redchurch Street, BoxPark, and Spitalfields Market. The location supports a diverse range of retail and leisure occupiers including Montcalm City Hotel, London Cocktail Club, Haz, Flight Club, Pret, Itsu, M&S Food Hall, Barry's Bootcamp and Camino to name but a few.

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Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge | Availability |
|-------------|-------|--------|--------------|-----------------------|----------------|--------------|
| 2nd - Floor | 992 | 92.16 | £30 | £18.20 | n/a | Available |
| 3rd - Floor | 992 | 92.16 | £30 | £18.20 | n/a | Available |
| Total | 1,984 | 184.32 | £30 | £18.20 | | |

| Configuration | Tenure | EPC | VAT |
|---------------|-----------|-----|------------|
| Fitted | New Lease | D | Applicable |

| Contacts | Further Information |
|------------------------------|---------------------|
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