

# 44 Worship Street, Shoreditch, London, EC2A 2EA

## **TO LET**

Office

992 sq ft / 92.2 sq m

£35 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 effect flooring
- Kitchenette on each floor
- Quoting rent inclusive of service charge but excluding utilities

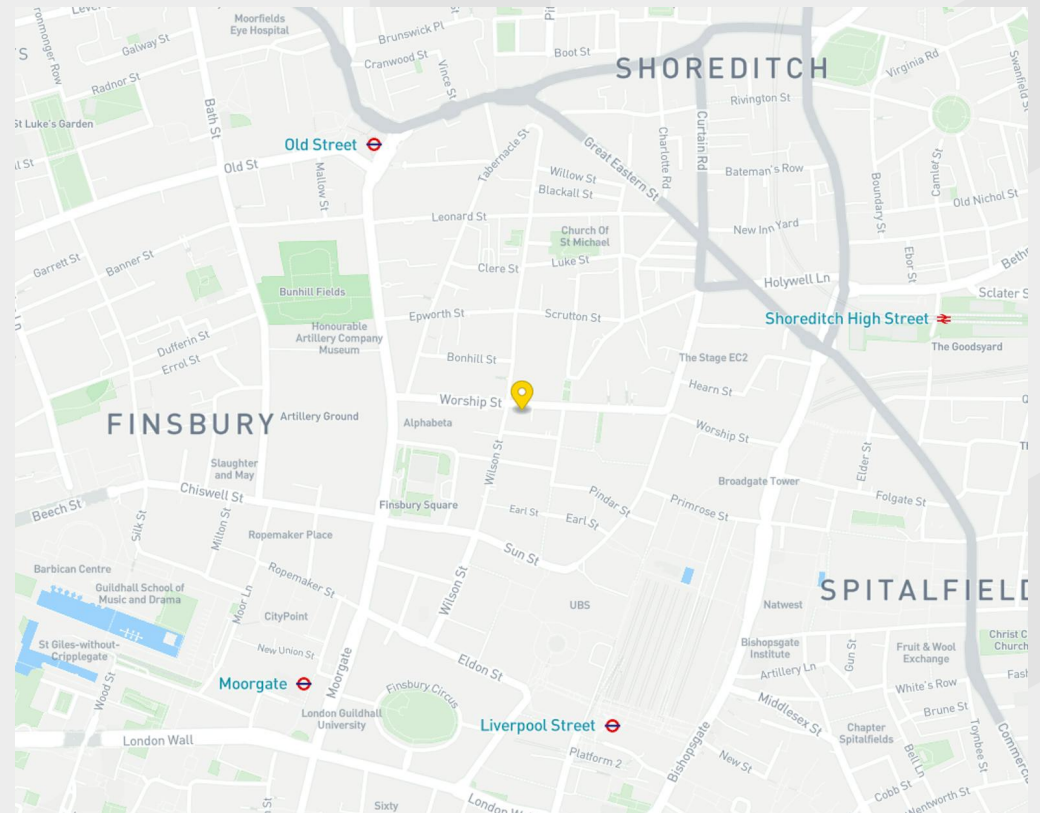


## Description

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, a fitted kitchenette, ceiling mounted a/c and warm air heating. The second floor (pictured) has been newly refurbished and is largely open plan with a large single glazed partitioned meeting room. The third floor is configured in 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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
2nd - Floor	992	92.16	£35 /sq ft	£20.64 /sq ft	n/a	Available
3rd - Floor	992	92.16	£30 /sq ft	£20.64 /sq ft	n/a	Let

### Tenure

New Lease

### EPC

D

### VAT

Applicable

### Configuration

Fitted

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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