



**STIRLING
ACKROYD**

TO LET

**113 Shoreditch High
Street, London, E1 6JN**

6,406 sq ft

Landmark HQ corner
building in Shoreditch
with roof terrace



stirlingackroyd.com

Description

A rare opportunity to lease a prime Shoreditch corner self contained building, providing 6,400 square feet over lower ground, ground, first, second and third floors. A former bank premises with lots of character, great ceiling height and excellent natural light throughout. The current occupier has been running the building as a serviced office centre, each floor has been uniquely decorated and provides several office suites, however most partitions are demountable and could be removed to provide open plan floors. The property also benefits from a large roof terrace.

Viewing is highly recommended to appreciate this exciting building.

Location

Situated on the corner of Shoreditch High Street and Calvert Avenue being the heart of Shoreditch and close to the various shops, restaurants and bars, including Boxpark, Carhartt, SneakersnStuff, One Hundred Shoreditch Hotel and Shoreditch House.

A very short walk to Shoreditch High Street or approximately fifteen minutes' walk to Liverpool Street. In addition there are ample bus routes stopping directly outside providing quick and easy access to the City, the West End and the East End.

Key points

- Total space - 6,406 square feet
- Former bank premises
- Prime Shoreditch location
- Basement to third floors
- Lots of natural light
- Currently occupied as a serviced office
- Roof terrace
- Great ceiling heights





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,022	94.95	Available
Ground	2,022	187.85	Available
1st	1,527	141.86	Available
2nd	1,311	121.80	Available
3rd	524	48.68	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£43.00 per sq ft
Rates	£17 per sq ft
Service Charge	Nil
VAT	On application
EPC	D (78)

Viewing & Further Information



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