



**TO LET**

**Rivington Studios,  
Rivington Street,  
Shoreditch, London,  
EC2A 3DR**

1,394 sq ft

Two stunning office  
floors in the heart of  
Shoreditch



**VIDEO TOUR**

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## Description

Two stunning floors in a recently renovated commercial building. The third floor office has been fully fitted to a high standard, benefiting from a fully fitted open plan layout and furnished throughout. Offering a plug and play option with 18 desks and glazed meeting room which is connected by a large breakout space for staff with fitted kitchen.

The second floor is ready for fit out, with beautiful timber flooring, air conditioning, perimeter trunking and attractive lighting.

The office benefits from excellent levels of natural light creating an airy relaxed feel to the room - perfect for any team being welcomed back to the office!

Rivington studios also provides the opportunity for staff to cycle into work, while using the secure bike racks and staff will have full access to W/C and showers.

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## Location

Rivington Studios is set in the heart of trendy Shoreditch on Rivington Street. The area boasts a generous selection of coffee shops, bars and restaurants only a short walk away from the office which staff will be able to fully take advantage of.

Very close to Old Street station and a slightly further walk to Liverpool St station the premises are very well connected.

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## Key points

- Third floor - fully fitted with 18 desks, glazed meeting room and break out areas
- Second floor - open plan ready for fit out
- W/C and shower
- Beautiful timber flooring
- A/C throughout
- Large windows
- Recently renovated building





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## Accommodation

Name	sq ft	Rent	Availability
3rd	1,046	-	Under Offer
2nd	1,394	-	Available

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## Rents, Rates & Charges

Lease	
Rent	£45 per sq ft
Rates	£17 per sq ft
Service Charge	£12.80 per sq ft
VAT	On application
EPC	D (78)

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## Viewing & Further Information



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