



TO LET

**1 Rivington Place,
London, EC2A 3BA**

1,334 sq ft

Prime Shoreditch office
studio



Description

A unique space in the heart of Shoreditch situated on the second floor of an iconic corner property. The current tenants have fitted the studio to provide office accommodation along with a central screening room including seating area, bleacher style seating and large retractable screen. With incredible attention to detail the finishes will particularly appeal to tenants within the media industry.

The building itself benefits from an impressive manned reception and lift access.

The rent is inclusive of service charge and internet.

Location

The property is situated on Rivington Place in the heart of Shoreditch. The nearest stations are Shoreditch High Street (Overground) and Old Street (Northern Line and Mainline), which are a five and ten minutes' walk respectively. Old Street, Shoreditch High Street and Great Eastern Street are all in close proximity to the property.

Key points

- Flexible lease terms
- IT enabled and included
- On-site building manager
- Currently arranged as office with screening room
- Design led fit out
- Exceptional ceiling height
- Lift
- Close to Shoreditch High Street and Old Street Stations

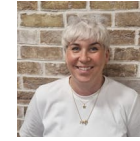




Rents, Rates & Charges

Lease	New Lease
Rent	£60 per sq ft inclusive of service charge and internet
Rates	£15.60 per sq ft
Service Charge	included in rent
VAT	On application
EPC	B (49)

Viewing & Further Information



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