



STIRLING  
ACKROYD

**TO LET**

**62 Great Eastern Street,  
London, EC2A 3QR**

**677 sq ft**

**Prime Shoreditch office  
on Great Eastern Street**



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

Comprising the lower ground floor of an attractive former warehouse property in the heart of Shoreditch, alongside some of the areas most popular restaurants including Gloria's and Blacklock.

The premises are open-plan and accessed via a staircase from the front of the property, which allows natural light to the lower ground floor.

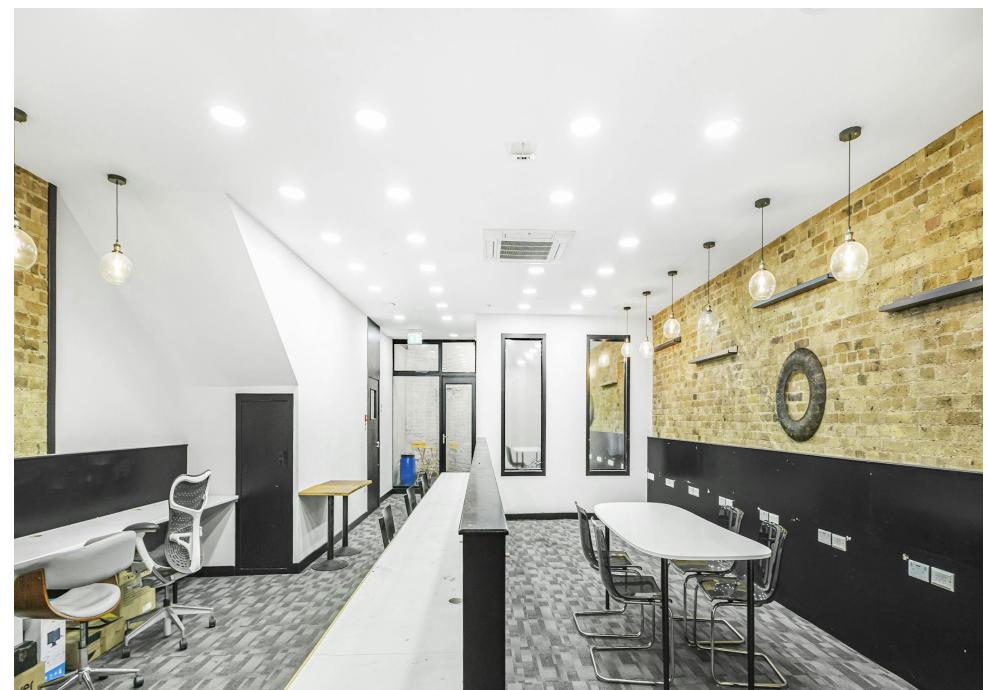
The lower ground floor has exposed stock brickwork and a tiled floor, occupiers will benefit from a private outdoor courtyard, the use of a shower, WCs and large kitchen.



## Location

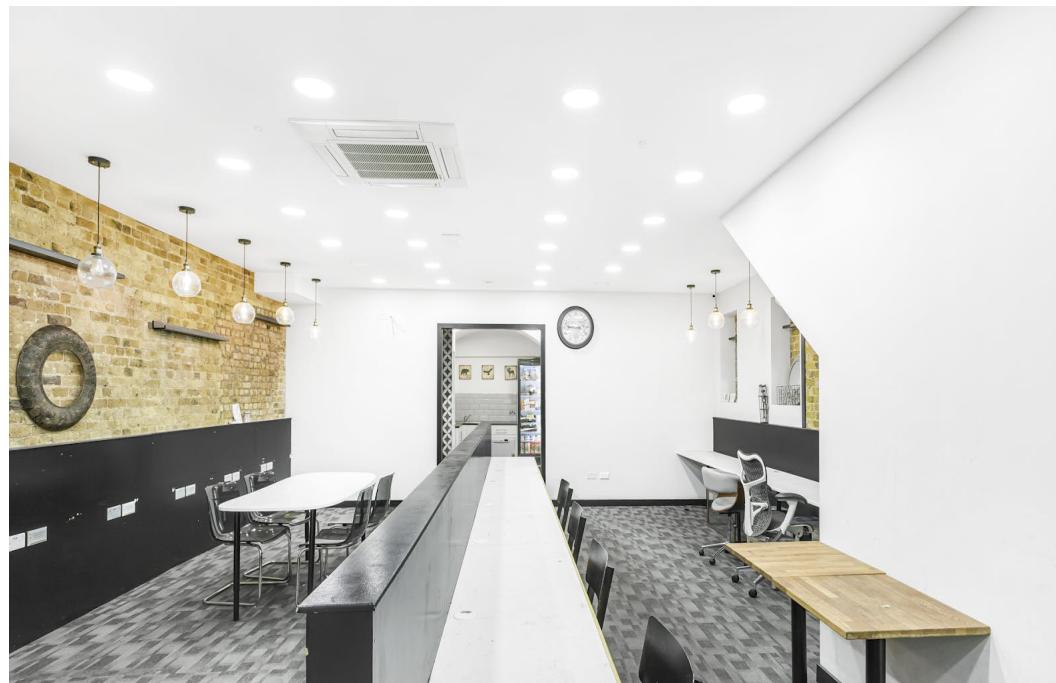
62 Great Eastern Street is located close to the junction of Curtain Road and only moments from both Old Street Roundabout and Shoreditch High Street. Located in the heart of the Shoreditch Triangle this area is widely regarded as the prime office district in Shoreditch. The surrounding area benefits from a thriving atmosphere with an active café culture and nightlife. Local bars and restaurants include The Hoxton Hotel, Gloria Trattoria, Flat Iron and Manteca, further benefitting from an abundance of retailers nearby at Box Park and Redchurch Street.

Shoreditch High Street, Old Street, Liverpool Street and Moorgate Stations are all within walking distance. The area also provides various bus routes providing access to the City, West End, North and East London.



## Key points

- 677 square foot office space
- Available now
- Open plan office on Great Eastern Street
- Exposed brickwork
- External courtyard
- Shower and WC facilities
- Large kitchen facilities
- Walking distance to a number of stations



## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	677	62.90	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£20,000 per annum
Rates	£4,500 per annum
Service Charge	TBC
VAT	On application
EPC	C (60)

## Viewing & Further Information



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