

# 52 Great Eastern Street, Shoreditch, London, EC2A 3EP

## TO LET

Office / Retail / Showroom

1,422 sq ft / 132.1 sq m

£70,000 per annum

# Prominent Ground Floor Shoreditch Commercial Unit with Character & Design Features



- Self-contained with prominent ground floor frontage
- Suitable for a range of uses
- Central Shoreditch location
- Air conditioning
- Private meeting rooms
- Character features and impressive design
- 1GB lease line

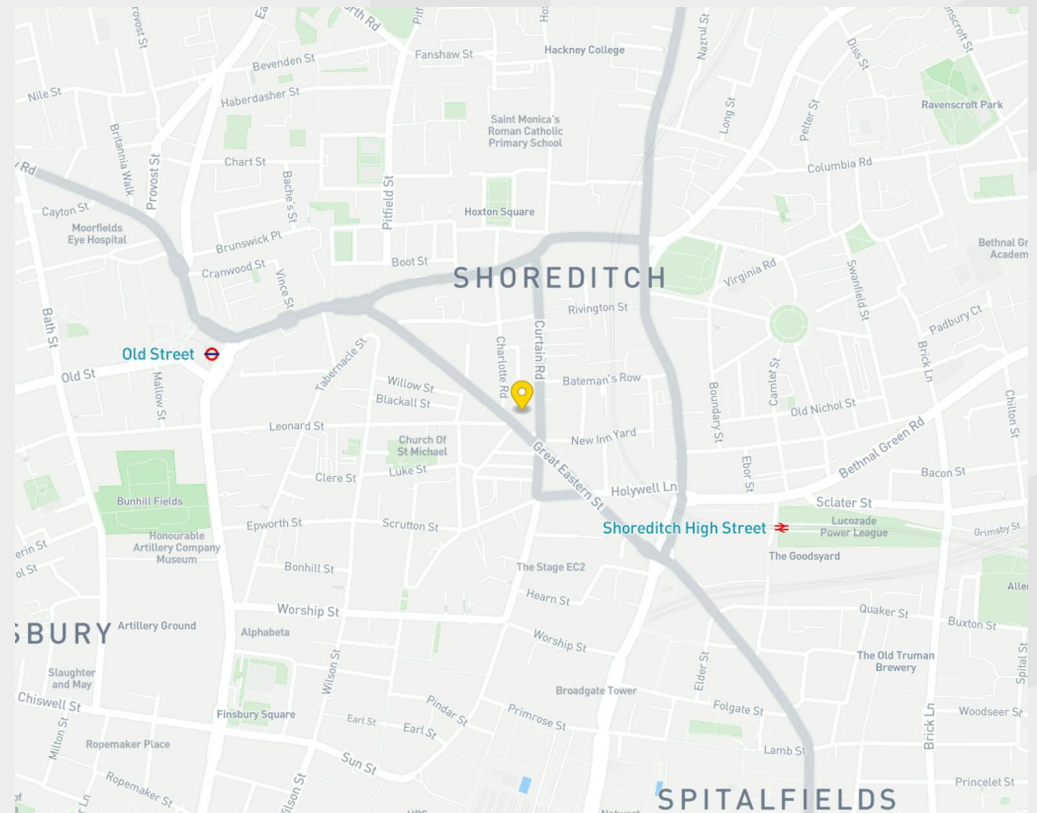
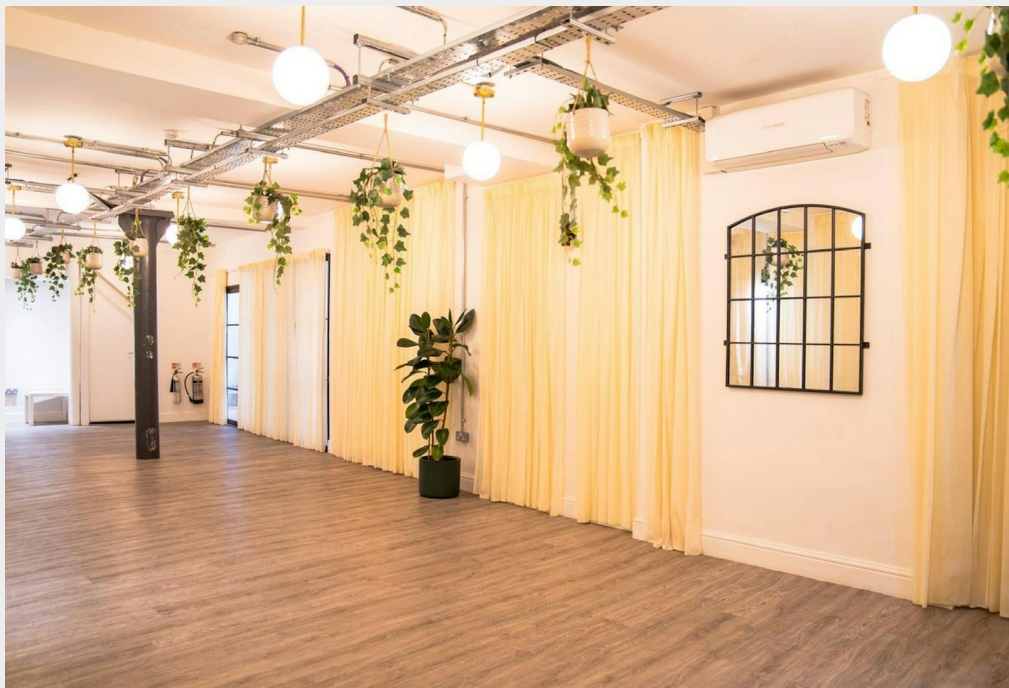


## Description

This self-contained office/retail/showroom unit is situated over the ground and basement of this former period warehouse. Features include: wood effect floor (ground and basement), excellent ceiling height (ground floor), comfort cooling wall mounted units, large glazed window frontage. The basement accommodation offers a meeting room, kitchen and toilets with a chill-out area. Would be suitable for retail/showroom use. The building also benefits from having a 1GB broadband lease line which could be assigned to an incoming tenant

## Location

This attractive former period warehouse is located within the heart of Shoreditch. Situated on the west side of north side of Great Eastern Street at its junction with Charlotte Road, and Old Street within a short distance away. The property can be easily reached from Old Street Station (Northern Line and First Capital Connect) being only minutes away. Liverpool Street and Moorgate Stations are also within short distance, also the area is served by numerous bus routes.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	Office	728	67.63	-	-	-	Available
Basement	Office	694	64.47	-	-	-	Available
Unit - Total	Office	1,442	133.97	£70,000 /annum	£16,342.25 /annum	£2,400 /annum	Available

### Tenure

New Lease

### EPC

D

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

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