

80 GREAT EASTERN STREET

LONDON, EC2A 3JL

FOREST
REAL ESTATE

TO LET

6,752 SQ FT

Plug & Play Lateral Office Space

Key Features

- Plug & Play Fit Out
- Fibre Line
- Shower & Locker Facilities
- Under Floor Trunking
- Secure Cycle Storage
- Open Plan With Glass-Partitioned Offices/Meeting Rooms
- Within a 5 Minute Walk of Old Street Station
- Comfort Cooling
- Expose Brick Feature Walls
- Impressive Ground Floor Reception/Greeting Area With Concierge
- 5 WC's + Disabled WC
- 2 x Passenger Lifts
- Kitchen With Integrated Appliances & Break Out Area
- 24/7 Access

3rd Floor, 80 Great Eastern Street
London, EC2A 3JL





Description

The entire third floor of the building is thoughtfully designed in an open-plan layout, accommodating 64 desk positions. This flexible workspace is complemented by several well-appointed meeting rooms, ideal for collaboration and private discussions.

Additionally, the floor features a modern kitchen equipped with a dedicated breakout area, providing a comfortable space for relaxation and informal gatherings.

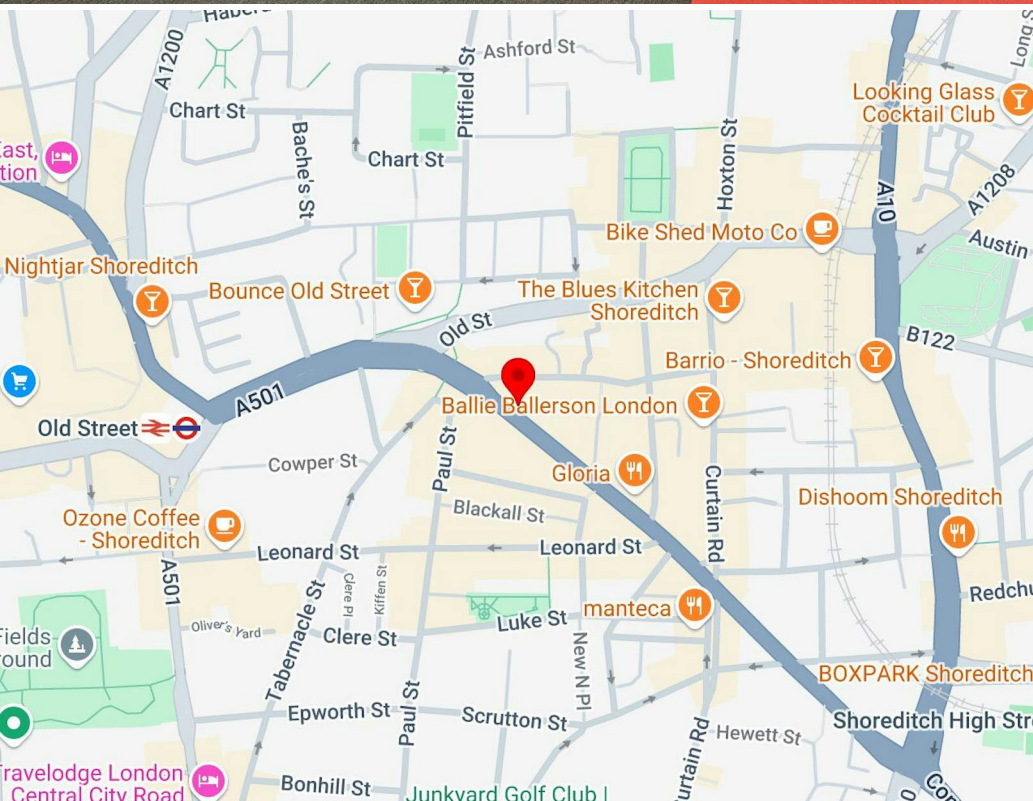
Location

Great Eastern Street offers exceptional connectivity, being just a short 3-5 minute walk from Old Street Station, which serves the Northern Line and National Rail services. Additionally, Shoreditch High Street Overground Station is easily accessible on foot, ensuring seamless travel options for commuters and visitors alike.

The surrounding area is vibrant and dynamic, boasting an outstanding selection of restaurants, bars, and eateries, catering to a variety of tastes and preferences.

Lease Terms

Sublease to September 2027 outside the Landlord & Tenant Act. A new, longer-term lease may be available from the landlord.







Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Total year
3rd	6,752	£422,000 /annum	£129,368 /annum	£97,904 /annum	£649,272
Lease	Sublease				
Rent	£62.50 per sq ft				
Rates	£19.16 per sq ft approximately				
Service Charge	£14.50 per sq ft approximately				
VAT	Applicable				
EPC	C (61)				

Contact

Ashley Goodman

020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

David Mirelman (Relm4)

0793 905 3184 | 0793 905 3184
dm@relm4.co.uk

3rd Floor, 80 Great Eastern Street
London, EC2A 3JL

F O R E S T
REAL ESTATE