



**TO LET**

**11b Boundary Passage,  
Shoreditch & Hoxton,  
London, E2 7JE**

716 sq ft

**Prime Shoreditch Ground  
& Lower Ground  
warehouse style creative  
space**



**VIDEO TOUR**

**stirlingackroyd.com**

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## Description

The available premises provides a rare warehouse style self-contained office unit arranged over ground and basement levels. The unit is provided fully open plan, with opportunity to make amendments for your businesses needs. The premises is a great suit for tech, and creative companies looking for a unique work space.

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## Location

This newly refurbished characterful office unit Located on the west side of Boundary Street, close to its junction with Redchurch Street in the heart of Shoreditch, immediately adjacent to the Tea Building, Shoreditch House and The Boundary Hotel. The area is well served by some of Shoreditch's most well-known shops, restaurants and bars.

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## Key points

- Warehouse style office
- Moments away from Shoreditch Highstreet overground station
- Self-contained
- Newly refurbished
- 24h Access
- Prime Shoreditch







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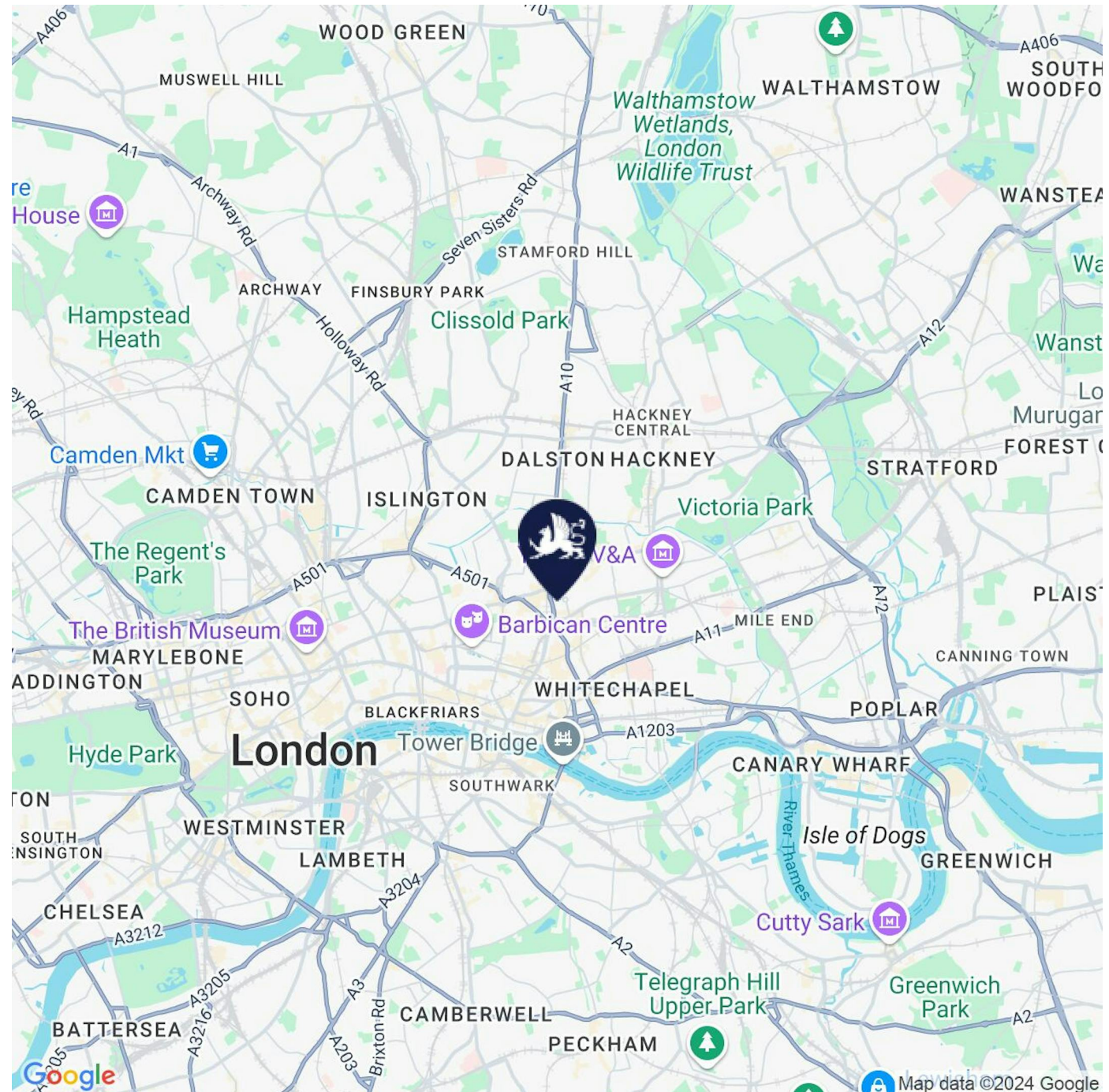
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## Transport Links

-  Shoreditch High Street 0.2 Miles
-  Hoxton 0.4 Miles
-  Old Street 0.5 Miles
-  Liverpool Street 0.6 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£32,500 per annum
Rates	£9 per sq ft
Service Charge	£5 per sq ft
VAT	On application
EPC	C (65)

## Viewing & Further Information



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