



Entire 4TH Floor 2,477 sq ft / 230.12 Sq M

LOCATION

The property is situated on the southern side of Great Eastern Street and is within walking distance of Old Street Underground Station (Northern Lines) and Shoreditch High Street (Overground Line).

There are various local amenities including the Hoxton Hotel, Shoreditch House, Ace Hotel and The Nobu Hotel.

DESCRIPTION

The 4th floor currently provides an open plan area which currently seats 24 desks along with 4x small meeting rooms and a large boardroom. The demise includes a large breakout area with seating.

The floor provides superb natural light at the front and the rear of the building along with air-conditioning throughout. WC's and 1x shower is located in the common parts.



85 GREAT EASTERN STREET LONDON, EC2A 3HY





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AMENITIES

Communal WCs
Audio Entry System
Superb Transport Links
Raised Floor
Excellent Natural Light

Air-Conditioning
Lift
Commissionaire
Demised Kitchen
Fibre In Building

TERMS

An assignment is available for a term expiring on the 24th March 2024. The lease incorporates a tenant only break option on the 24th March 2022, subject to providing no less than 6 months prior written notice.

A sub-lease may be available for a term to be agreed.

RENT

Upon Application.

RATES

£14.24 per sqft (2019/2020)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£12.92 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through joint agents:-

Noble Harris

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