



PER ANNUM

**£120,000 Per Annum**

**Great Eastern Street**

London, EC2A 3QR

#### LOCATION

Located in the heart of Shoreditch on Curtain Road with an array of shops, bars and restaurants on your doorstep as well as Hoxton Square, Brick Lane and Shoreditch High Street being close by. Transport links include Liverpool Street, Old Street and Shoreditch High Street Stations which are all just a few moments walk.

#### DESCRIPTION

Third floor office, with 2 private meeting rooms and a separate kitchen and breakout room located on the same floor.

If you're looking for a workspace that balances creativity, comfort and practicality, 64 Great Eastern Street ticks all the boxes. Situated in the heart of Shoreditch, this vibrant building offers a range of private offices with access to communal kitchens, lounges and stylish breakout areas. One of its most standout features is the stunning rooftop garden – perfect for relaxed lunches, after-work drinks or hosting clients. You'll also benefit from 24/7 access, on-site management and a friendly, professional atmosphere. Just a 5-minute walk from Old Street station and surrounded by great cafés, restaurants and pubs, this space is ideal for businesses that want more than just an office.

Each client is provided with an office with complete privacy, cultivating the need for a quiet and comfortable place to let their creativity shine through. When a little noise is needed, relaxed breakout areas and common spaces are available for co-workers to use for socialising and collaborating.

With a shared common space, comes ample opportunities for professionals to socialise and network with each other, forming lasting business relationships. Watch this space for exciting networking opportunities to come.

#### ACCOMMODATION

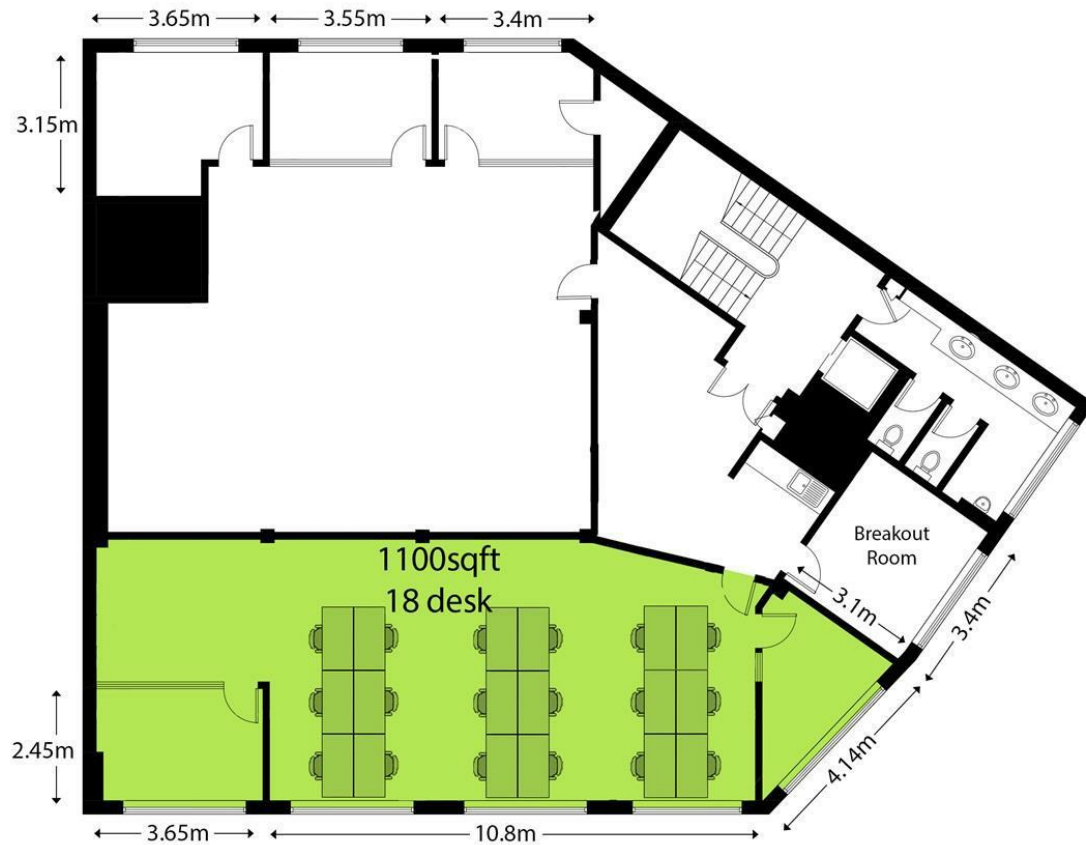
Gross Internal Area:

#### AMENITIES

- Utilities included
- Kitchen area
- Access to roof terrace
- Breakout spaces
- Private meeting rooms (available to hire)
- 24/7 access
- Telephone and internet included
- Fully furnished offices







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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