



TO LET

**144-145 Shoreditch
High Street, London, E1
6JE**

1,531 sq ft

1st floor creative office in
the heart of Shoreditch –
excellent natural light,
open plan layout and
moments from Liverpool
Street.



VIDEO TOUR

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Description

This creative, warehouse-style office provides 1,531 square feet of characterful office space. The space benefits from big floor to ceiling windows, a meeting room, kichenette and good floor-to-ceiling height.

The available unit occupies the first floor of this period building and is accessed via a shared entrance from Shoreditch High Street and common stair. The office itself benefits from two entrances from the first floor landing which can provide flexibility.

Key points

- First floor - 1,531 square feet
- Excellent natural light
- Good ceiling heights
- Kitchenette
- Private toilets
- Floor to ceiling windows
- Located on Shoreditch High Street
- Walking distance to stations



Location

The office is located on Shoreditch High Street, in an area that is home to many startups, tech companies and creative businesses ranging from Pizza Pilgrims to Sneakers n Stuff and Carhartt. Shoreditch is the gateway to tech-city, often referred to as Silicon Roundabout, with new and inventive pop-up restaurants, bars and cafes forever opening. It is an exciting and fun place to work and live.

Shoreditch High Street, Liverpool Street and Old Street Stations are all within walking distance, as well as multiple bus routes serving the area. The unit is also outside the Congestion Charge Zone.

Transport Links



Shoreditch High Street 0.2 Miles



Hoxton 0.4 Miles



Old Street 0.4 Miles



Liverpool Street 0.6 Miles





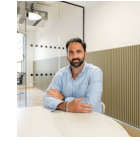
Accommodation

Name	sq ft	sq m	Availability
1st	1,531	142.23	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£12.30 per sq ft
Service Charge	£2.50 per sq ft
VAT	To be confirmed
EPC	C (69)

Viewing & Further Information



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