



TO LET

**91-93 Great Eastern
Street, London, EC2A
3HZ**

2,335 sq ft

**Old converted warehouse
style building offering
self contained dedicated
First floor**



Description

Old converted warehouse style building offering self contained 1st floor to accommodate 34 desks with large private kitchen/breakout area and an 8-person meeting room. The space has lots of character featuring an original fireplace and there is lots of natural daylight. Available on a 3 year lease.

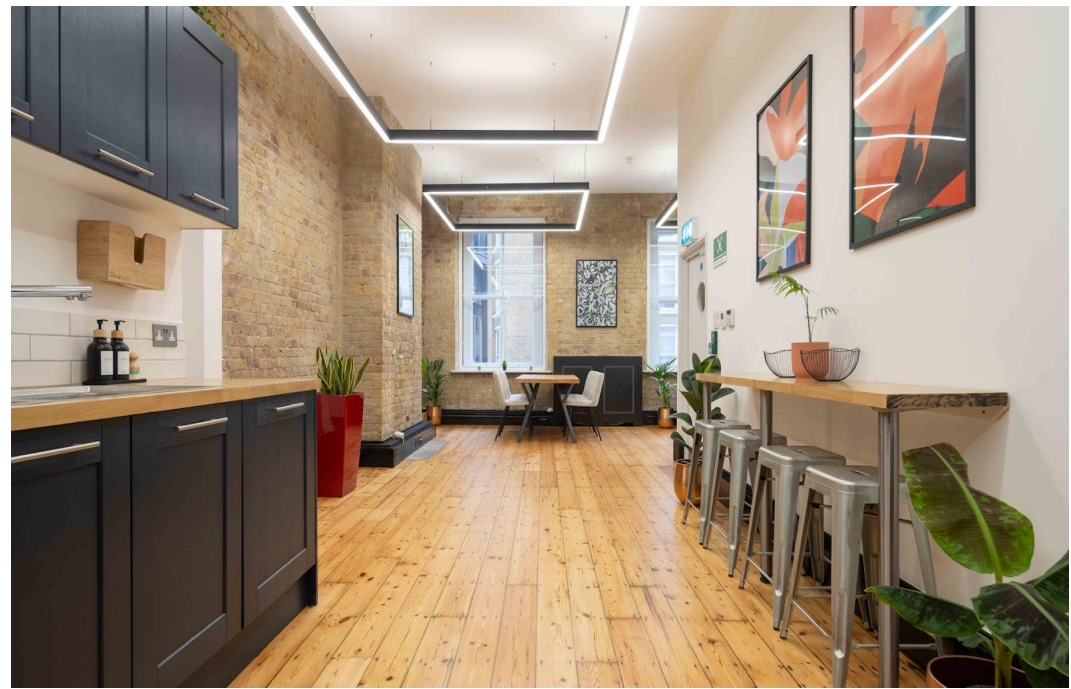
Location

Located opposite the new Art'otel, just a stones throw from Old Street Station and less than 10 minutes' walk from Shoreditch High Street with a variety of cafes such as Attendant, restaurants such as Pachamama and Gloria Trattoria and bars such as Swift bar located directly below and Floripa next door.

Key points

- Meeting room (8px) build within the space
- 24/7 building access including security
- Abundance of natural daylight
- Demised WC's
- Fully furnished and fitted
- Large kitchen and break out area





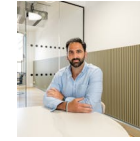
Accommodation

Name	sq ft	sq m	Availability
4th - 4th & 5th floors	2,260	209.96	Let
1st - Self contained 1st floor	2,335	216.93	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£10 per sq ft
Service Charge	£10 per sq ft
VAT	On application
EPC	B (37)

Viewing & Further Information



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