

 **RENT**
£47.50
(per sq ft pa excl.)

 **SERVICE CHARGE**
£17.43
(per sq ft pa excl.)

 **RATES PAYABLE**
Est. £18.18
(per sq ft pa. (ye April 2025))

 **EPC RATING**
C



Part First Floor, 1-3 Norton Folgate
London E1 6DB

Offices | 1,485 - 3,235 sq ft | 137.9 - 300.5 sq m

TO LET



Location

1-3 Norton Folgate benefits from excellent transport links with both Liverpool Street and Shoreditch High Street stations nearby, as well as many local bus routes. The City location also benefits from access to a range of shops, bars and restaurants.



Description

The unit is rectangularly configured and benefits from an open plan layout with meeting room, 2 x storerooms and kitchenette. The building also benefits from a managed reception area and end of journey facilities (bike storage and shower facilities).



Accommodation

The approximate Net Internal Area comprises:

*Both floors can be let together

Floor	Sq Ft	Sq M	Availability
First (East)	1,485	137.9	Now
First (West)	1,750	162.6	March 2024
TOTAL	3,235	300.5	



Amenities



Reception



Showers



Kitchenette



Bike Parking



Meeting Room



Transport Links





Further information



Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£47.50 per sq ft pa excl.

Business Rates

Estimated at £17.43 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

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

Service Charge

The current on account budget is £17.43 psf pa excl.

EPC

The EPC rating is C

VAT

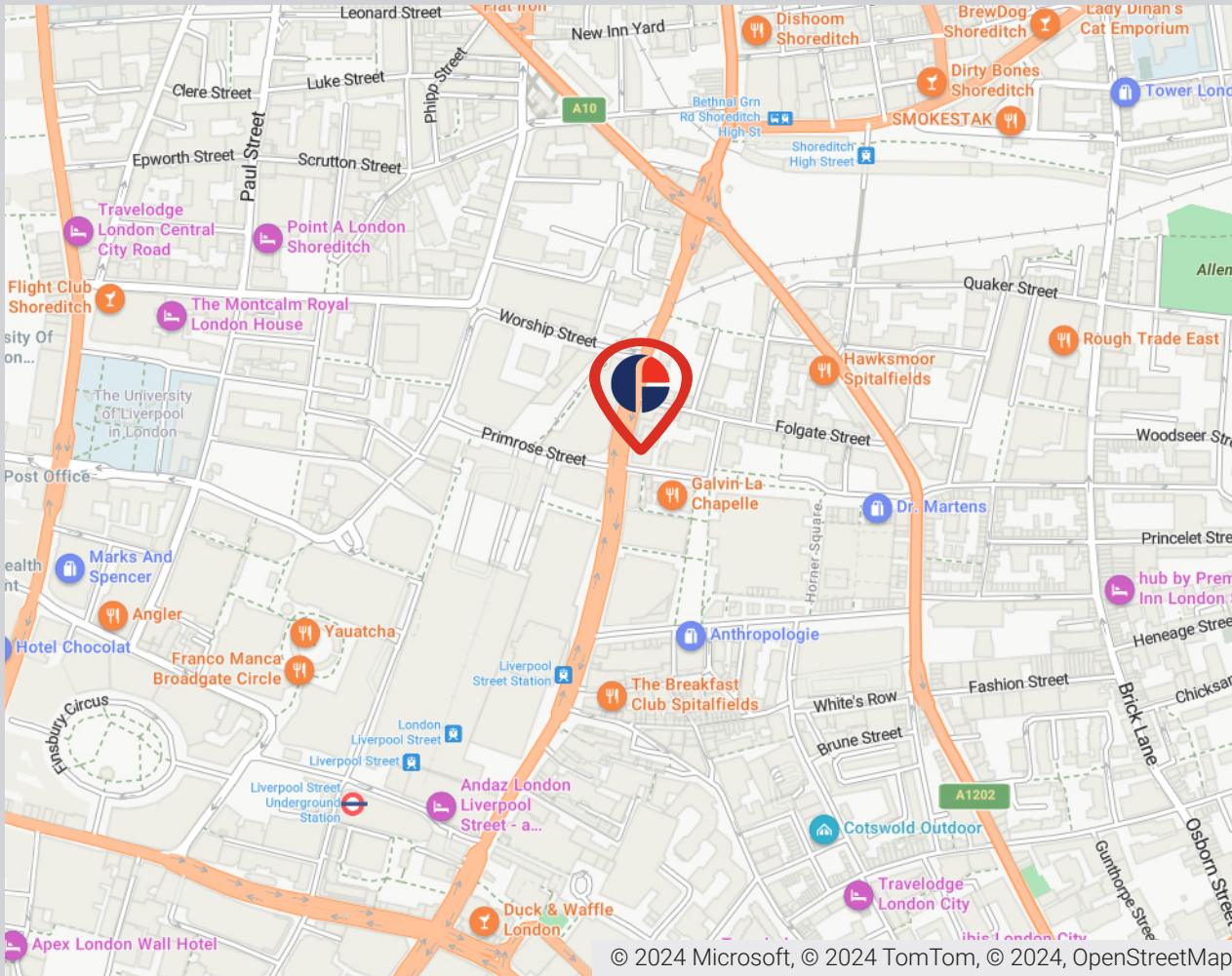
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.



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Approximate Travel Distances

Nearest Station

- Liverpool Street Station - 0.2 miles (5 min walk)
- Shoreditch High St Overground - 0.3 miles (6 min walk)
- Moorgate Station - 0.6 miles (11 min walk)

Nearest Airport

- London City Airport - 7 miles

Contact



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Particulars dated November 2024. Photographs dated 2024.