



**TO LET**

**70 Clifton Street,  
London, EC2A 4HB**

**2,028 sq ft**

**Prime Shoreditch  
Converted Warehouse  
Office/Studio**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Converted warehouse office/studio in the heart of Shoreditch available to rent immediately!

2nd floor self contained office the spaces will be of interest to creative and artistic occupiers looking for a light, bright and efficient space. A true blank canvas to make your own.

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## Key points

- Fantastic Natural Light
- Open plan office/studio space
- Abundance of windows
- Wooden flooring
- Great location, close to Old Street, Liverpool Street and Moorgate
- Air Conditioning
- Perimeter Trunking







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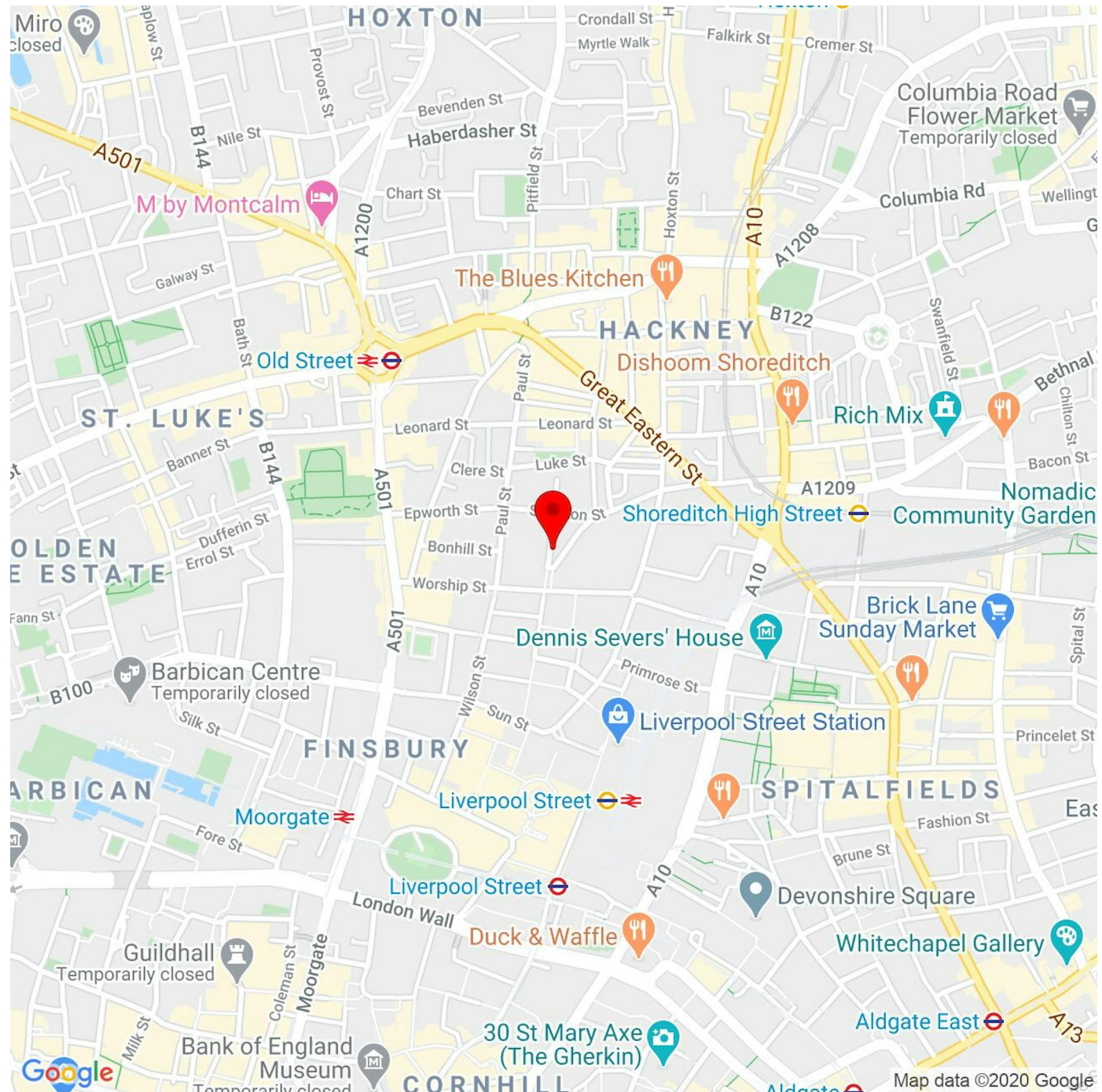
## Location

Located on Clifton Street, just a few minutes walk from both Liverpool Street and Old Street stations. Transport links are excellent and soon to be further improved with the opening of Crossrail, the location provides quick and easy access to the East and West End and the City.

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## Transport Links

-  Shoreditch High Street 0.3 Miles
-  Old Street 0.3 Miles
-  Liverpool Street 0.4 Miles
-  Moorgate 0.4 Miles





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## Accommodation

Name	sq ft	sq m	Availability
2nd - Office	2,028	188.41	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Rates	£20.58 per sq ft
Service Charge	£5.50 per sq ft
VAT	On application
EPC	C (73)

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## Viewing & Further Information



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