

**fisher
german**

5-9 Long Street

London, Shoreditch, E2 8GS

Ground Floor - Self Contained
Newly Refurbished
Media Style Office

1,129 Sq.ft (104.89 Sq.m)



To rent | £42.50 psf + VAT



Key information



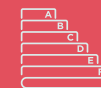
Rent
£42.50 psf



Service Charge
£2.10 psf



Business Rates
£16.50 psf



EPC
A

5-9 Long Street

1,129 Sq.ft (104.89 Sq.m)

A newly refurbished ground floor studio which includes meeting room, kitchenette, Cat 6 hyper optic cabling, perimeter and floor data, power points, air conditioned and timber flooring.

Furniture is available on request. The units also benefit from being fully self-contained with glazed frontage.

Amenities



Natural Light



Modern Lights



Wooden Floors



Kitchenette



Disabled Access



Showers

Location

Long Street is located in-between Hoxton & Shoreditch High Street in one of the most popular areas in London. Adjacent to Long Street is Shoreditch High Street & Hackney Road which are lined with restaurants, cafes, bars.

The area is highly sought after by creative, digital & tech driven people and companies.

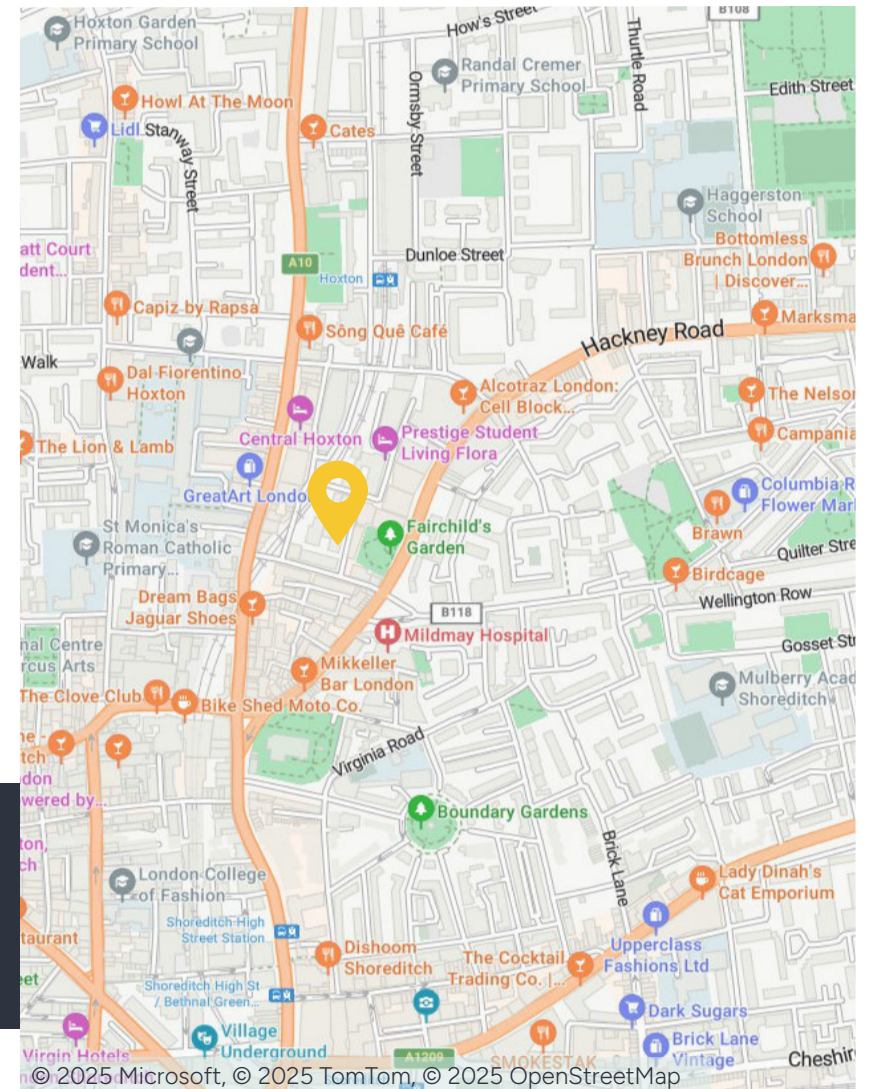
Floor	Sq.ft	Sq.m
Ground - Unit 7B	1,129	104.89

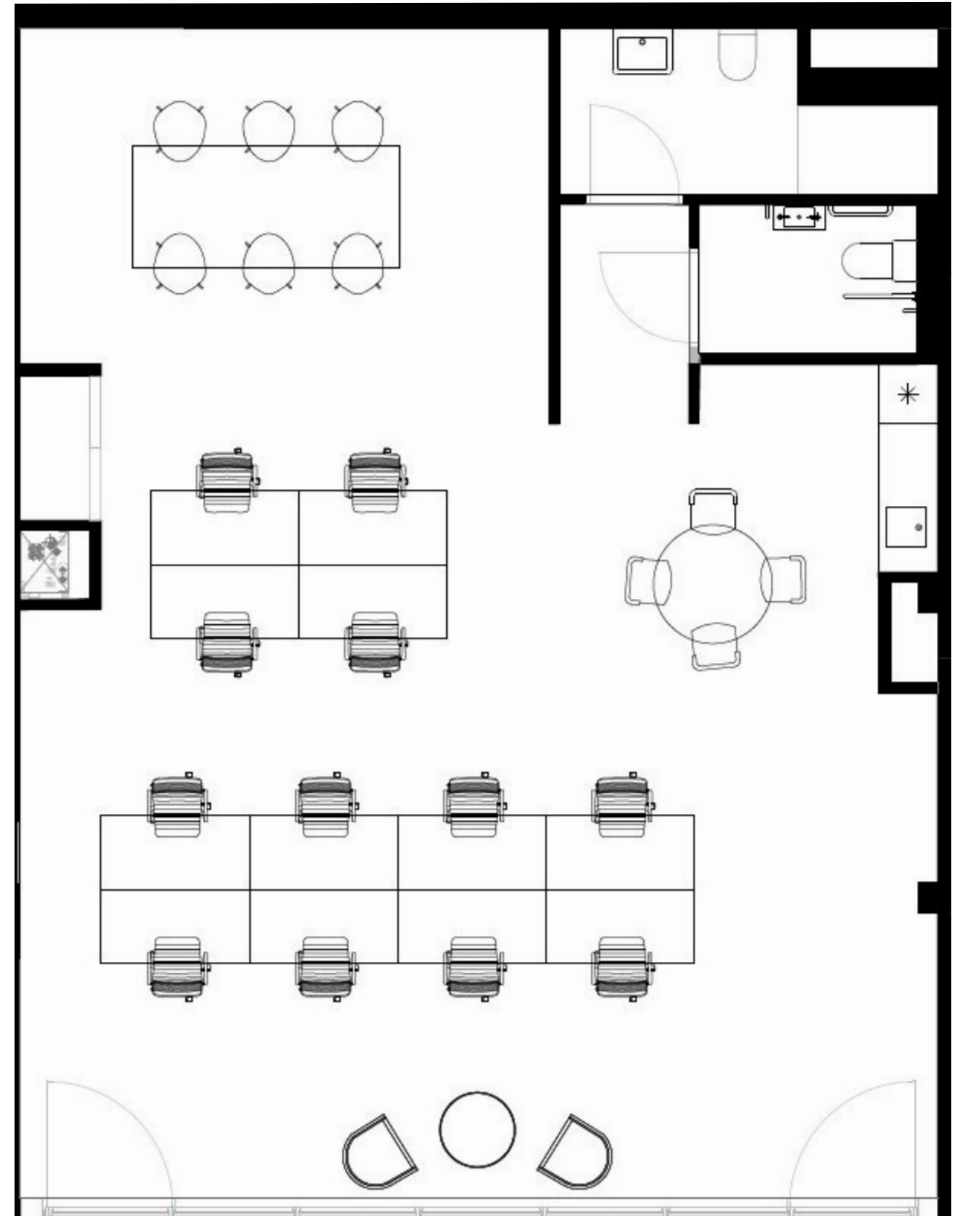
Nearest station

Location 1: Hoxton - 7 min walk

Location 2: Shoreditch High Street - 12 min walk

Location 3: Old Street - 14 min walk





Further information

Rent

£42.50 psf

Tenure

Leasehold

Lease Terms

A new lease is available directly from the landlord.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

EPC

The EPC rating is A.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP, or joint sole agents Belcor



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Particulars date October 2025. Photographs dated 2025.



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