

Compton

For Rent
**40 Clifton Street
Shoreditch EC2**



40 Clifton Street offers refurbished and fully fitted floors located in the heart of vibrant Shoreditch with open-plan layouts.

For Rent

40 Clifton Street
Shoreditch EC2A

Size

1,664 - 15,655 Ft²

Rent

£35 - £45 per sq ft

Fitout

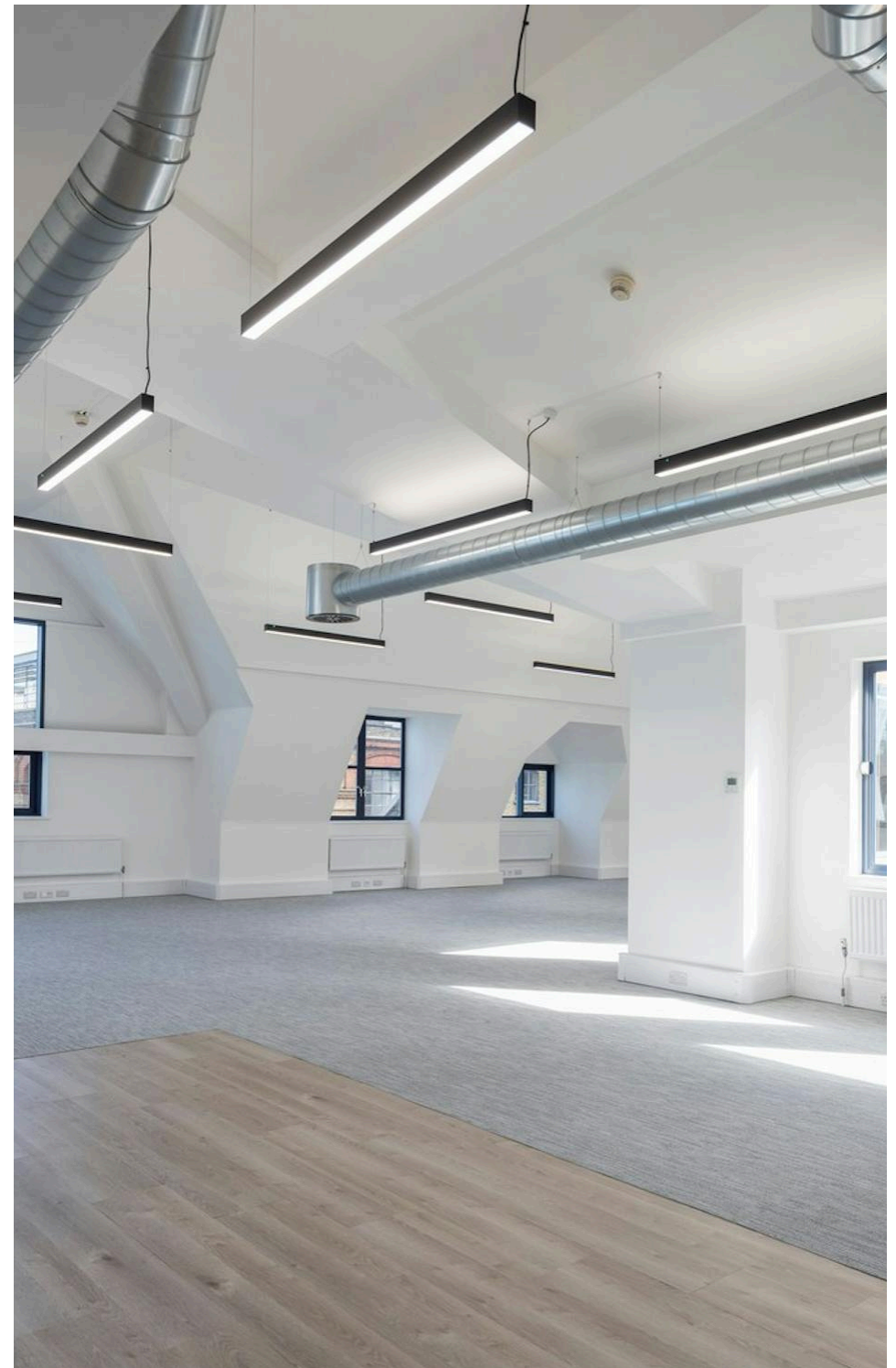
Not Fitted. Can be fitted, subject to terms.

Description

Newly refurbished, the building benefits from original warehouse features, open plan floors which are provided fitted and unfitted.

The entrance lobby offers a warm and inviting welcoming with an onsite commissionaire.

The available accommodation is accessible by either lift or stairs and benefits from communal bike storage, showers.



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5th Floor

Size

1,664 - 15,655 Ft²

Rent

£35 - £45 per sq ft

Fitout

Not Fitted. Can be fitted, subject to terms.

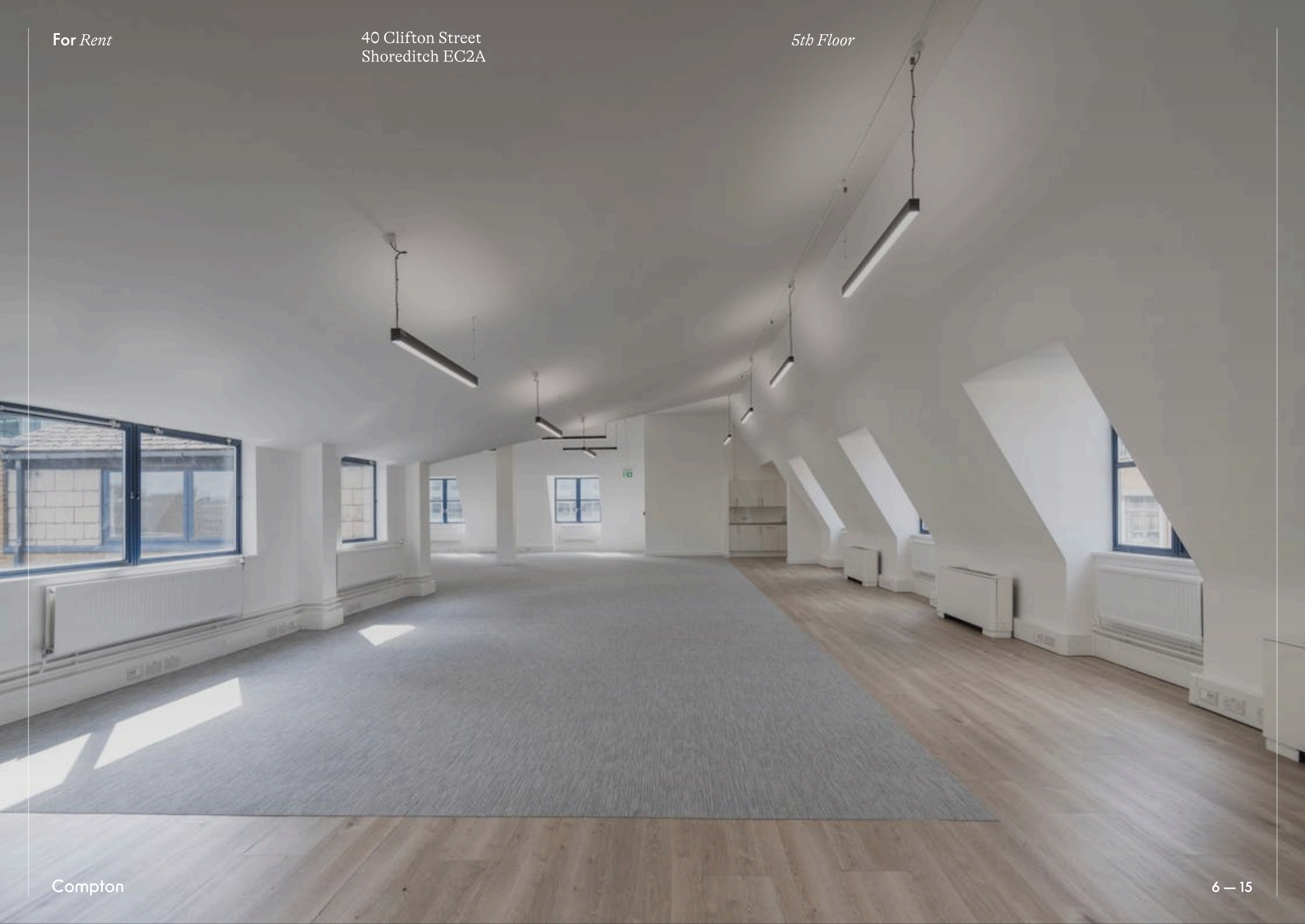


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40 Clifton Street
Shoreditch EC2A

5th Floor



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6 — 15

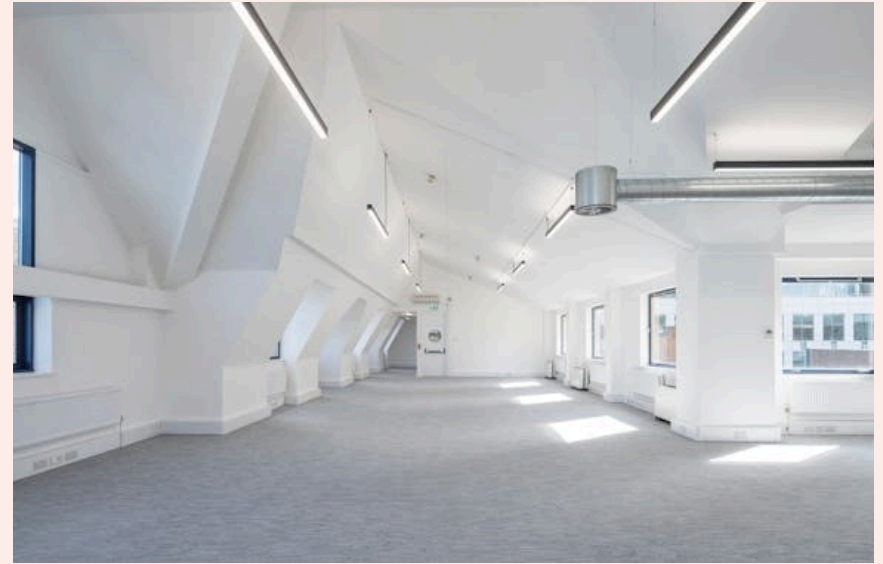
For Rent

40 Clifton Street
Shoreditch EC2A

5th Floor



1st Floor



For Rent

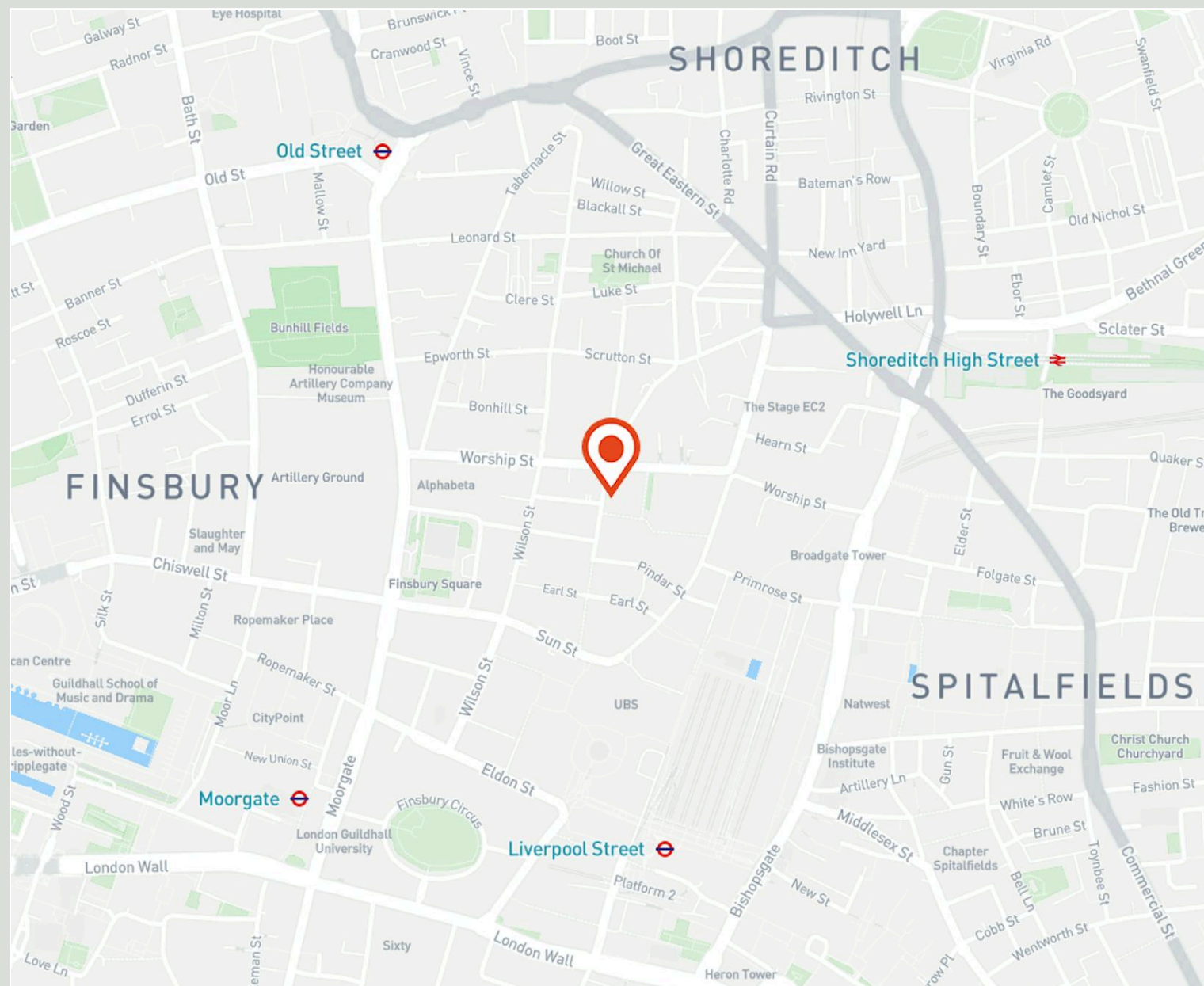
40 Clifton Street
Shoreditch EC2A

Location

The property is situated on Worship Street within a few minutes' walk of Old Street Roundabout. The area already provides a diverse range of residential, retail and commercial occupiers however with the numerous developments currently taking place the area is expected to further improve.

Communications are excellent with Old Street (Northern Line), Barbican (Metropolitan, Circle and Hammersmith & City), Moorgate (Metropolitan, Circle and Hammersmith & City). Mainline stations in the immediate proximity, Liverpool Street and Shoreditch High Street are both within walking distance. The area will also benefit considerably from Crossrail Stations at Liverpool Street and Moorgate.

There is no shortage of amenities



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Kitchenette



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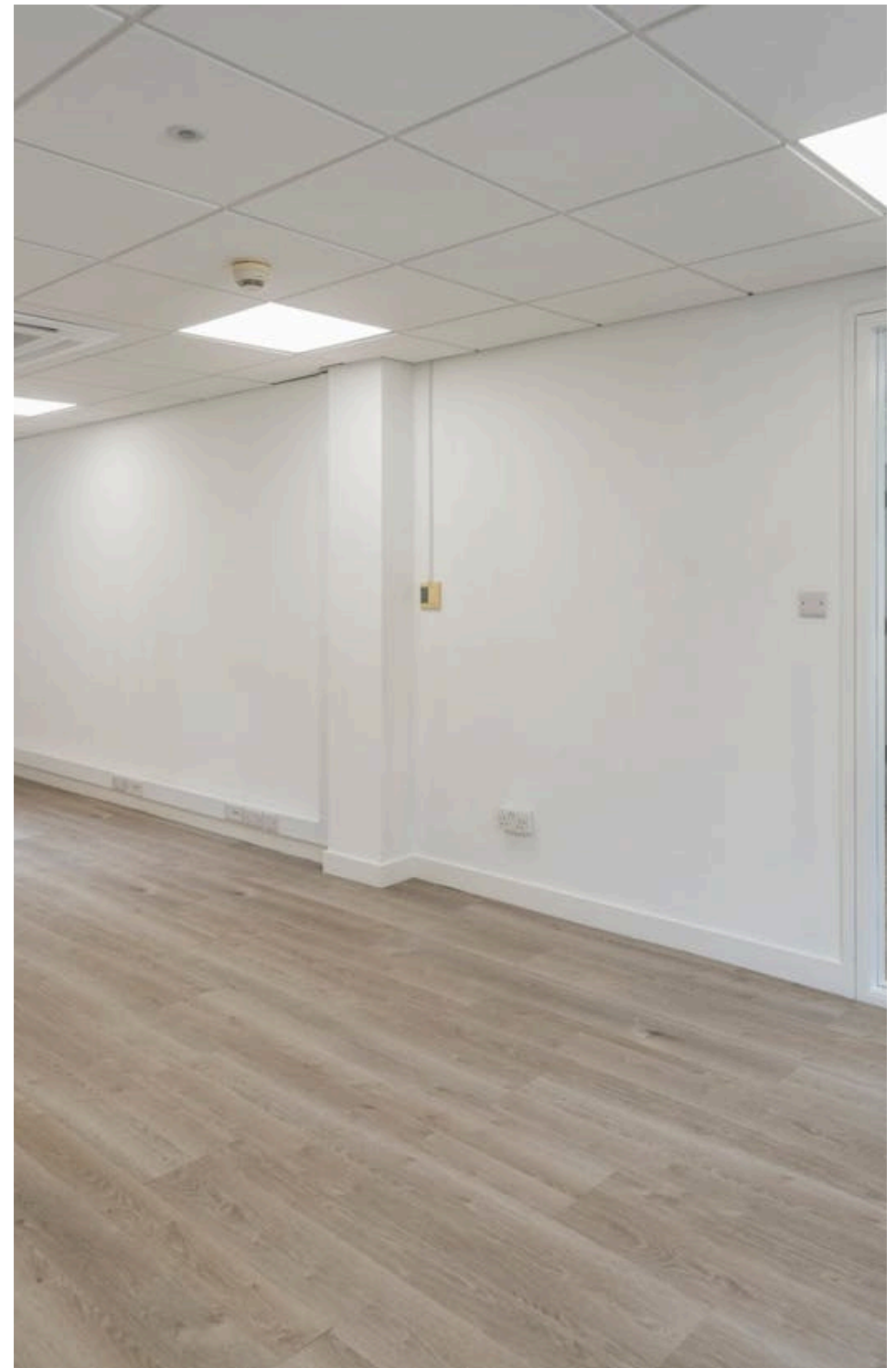
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For Rent

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Shoreditch EC2A

Amenities

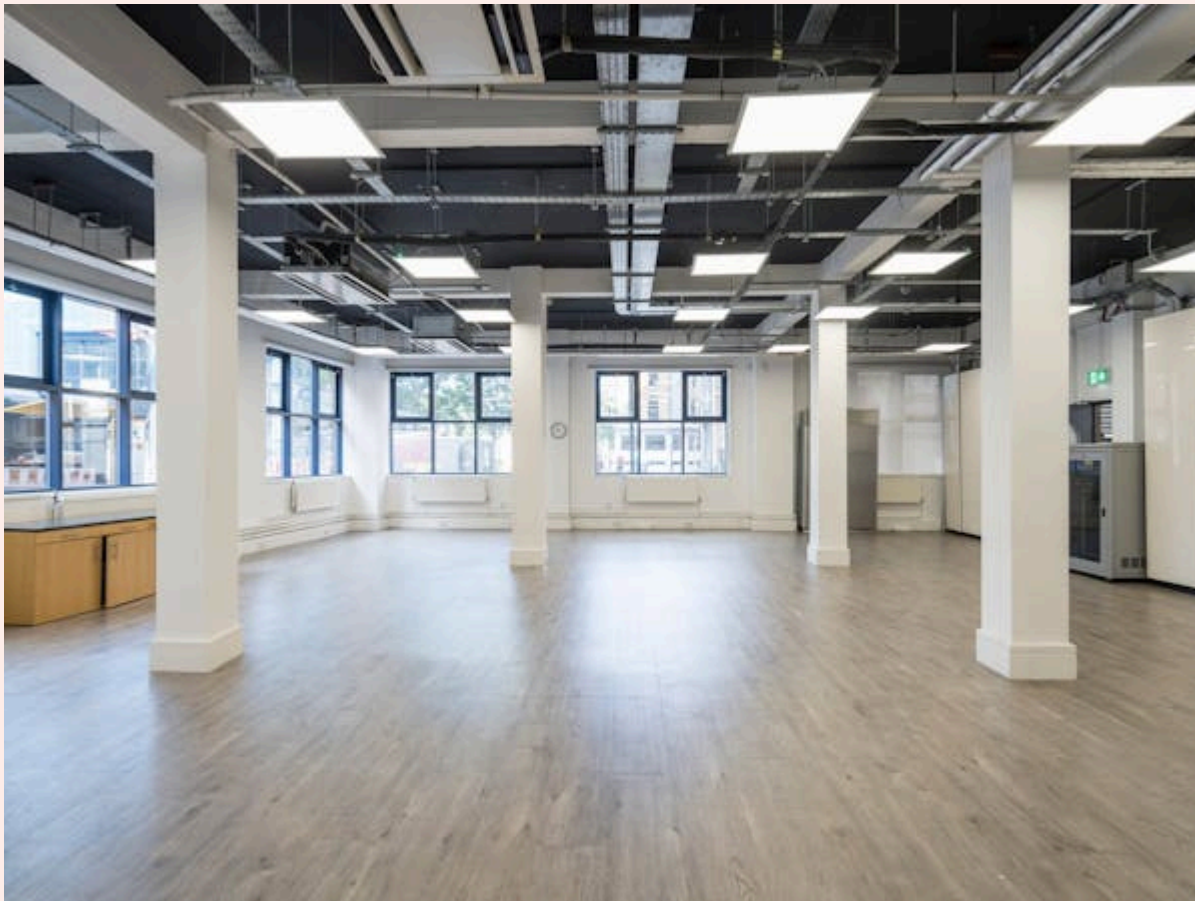
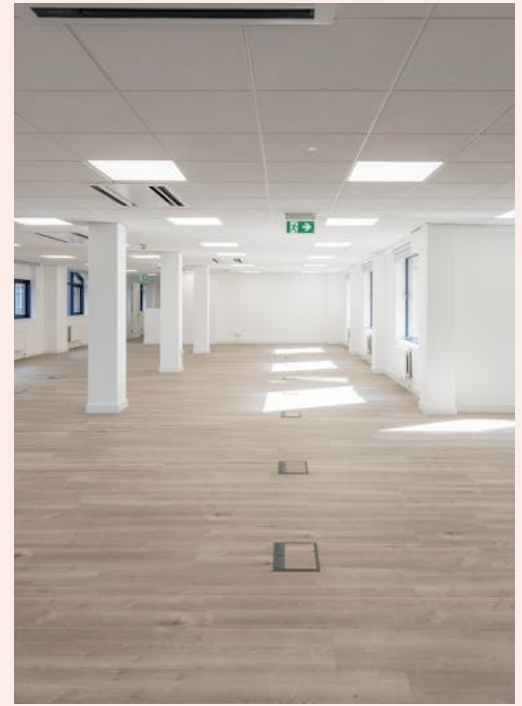
- Great Branding Opportunity on Ground Floor
- Great Natural Light
- Air Conditioning Available
- External Courtyard
- Good Transport Links
- Fully Fitted and Unfitted Options Available
- Flexible Lease Terms
- Lift Access
- End of Trip Facilities
- Meeting Rooms in Situ



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1st Floor



Ground Floor

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th - North	2,288	£45	£23.92	£10.79	£79.71	£15,198.04	£182,376.48	Available
5th - South	2,547	£45	£24.01	£10.79	£79.80	£16,937.55	£203,250.60	Available
3rd - South	3,137	£35	£22.80	£10.79	£68.59	£17,930.57	£215,166.83	Let
2nd - North	2,546	£35	£18.32	£10.79	£64.11	£13,602.01	£163,224.06	Available
1st - North	2,521	£39.50	£22.74	£10.79	£73.03	£15,342.39	£184,108.63	Available
Ground - North	1,664	£35	£21.16	£10.79	£66.95	£9,283.73	£111,404.80	Available
Ground - South	4,089	£39.50	£21.41	£10.79	£71.70	£24,431.78	£293,181.30	Coming Soon
Total	18,792	£39.14	£22.05	£10.79	£71.98	£112,726.07	£1,352,712.70	

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Tenure

New Lease

Availability

Available Immediately

Compton Concierge

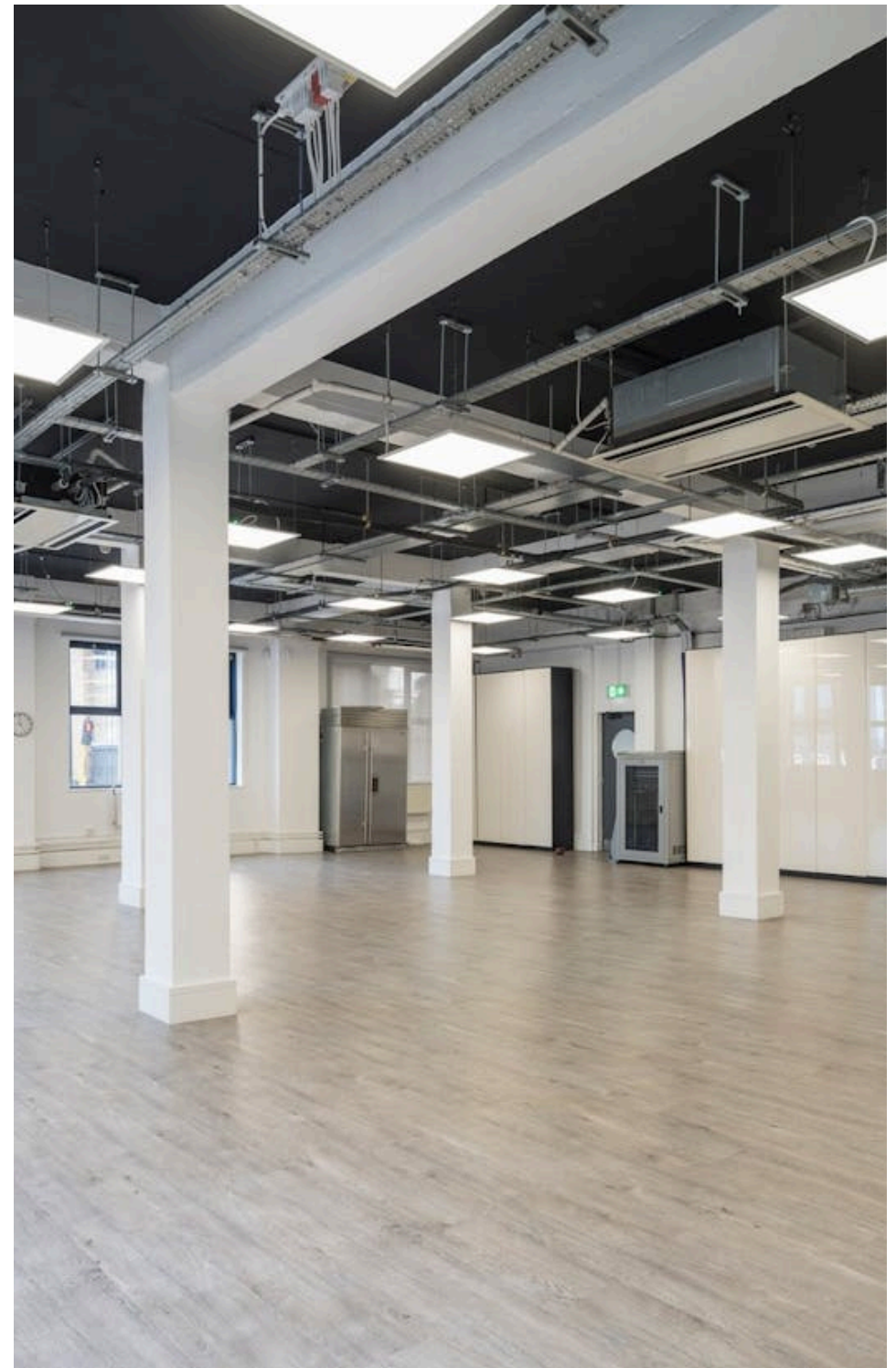
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