

Refurbished fully fitted  
office available

NEWTON  
PERKINS



11 Toynbee Street, London, E1  
7NE

2,360 SQ FT

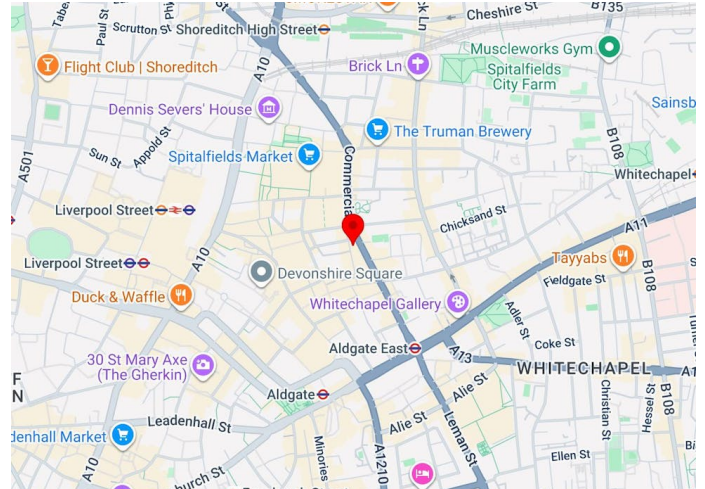
**TO LET**

- Creative design & office fit-out
- 2x meeting rooms
- Existing fibre connectivity
- 24/7 access
- Kitchen and WC's
- Self contained unit
- Exposed ceiling & services
- End of trip facilities

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## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 2,360 sq ft / 219.25 sq m |
| Rent           | £55 per sq ft             |
| Rates Payable  | £22 per sq ft             |
| Service Charge | £3 per sq ft              |
| EPC            | B                         |

## Description

This self-contained property offers a blend of workspace, private/client meeting rooms, collaboration and break-out zones within the local bustling area of Spitalfields.

## Accommodation

The accommodation comprises of the following

| Floor/Unit | sq ft | sq m   | Availability |
|------------|-------|--------|--------------|
| Ground     | 2,360 | 219.25 | Available    |

## Location

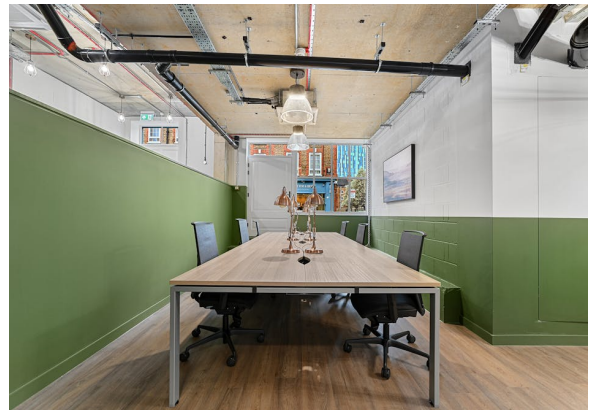
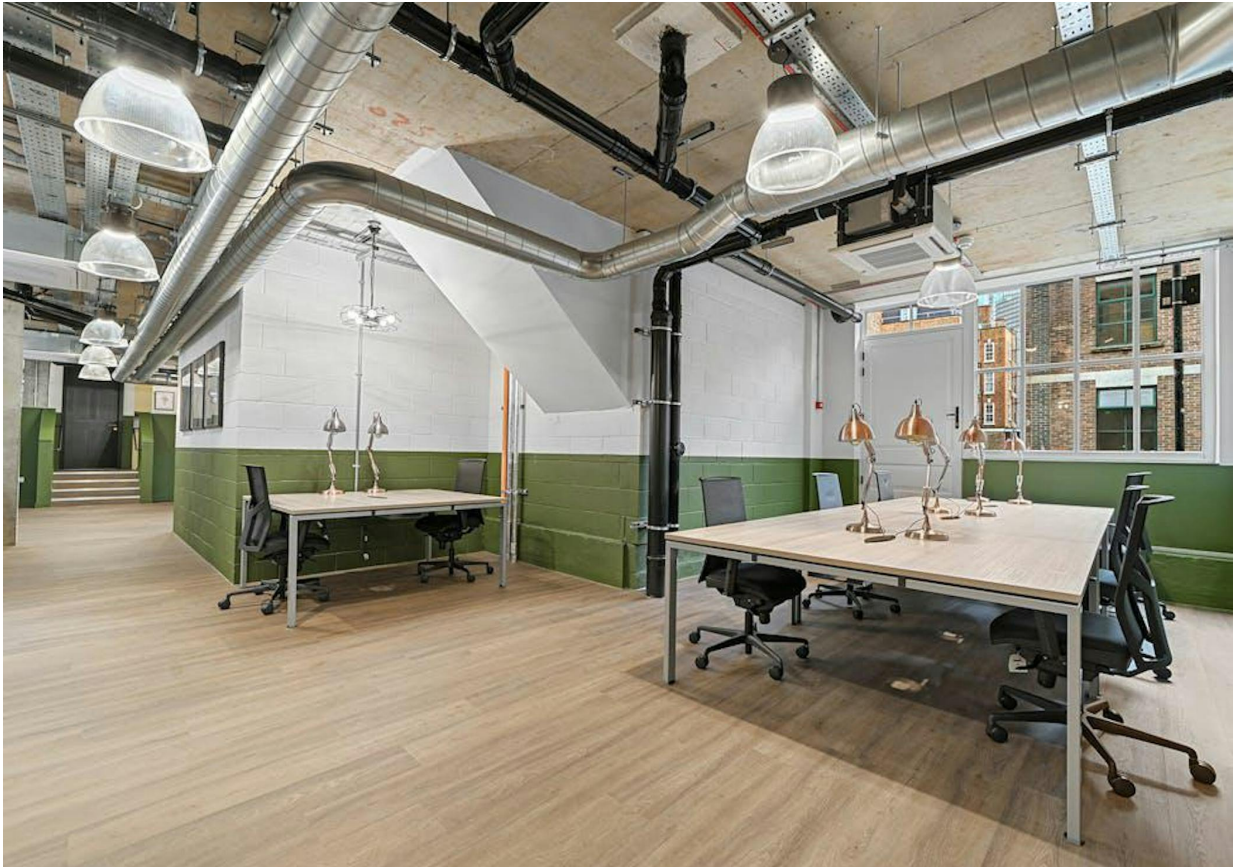
A highly sought after location, set against the backdrop of the thriving City Fringe, the property neighbours both Old and New Spitalfields Market, the Truman Brewery and a wealth of cafés, bars and restaurants. Superb connection across London thanks to Shoreditch High Street, Liverpool Street (Metropolitan, Hammersmith & City and Central lines), and Aldgate East tube station all within short walking distance.



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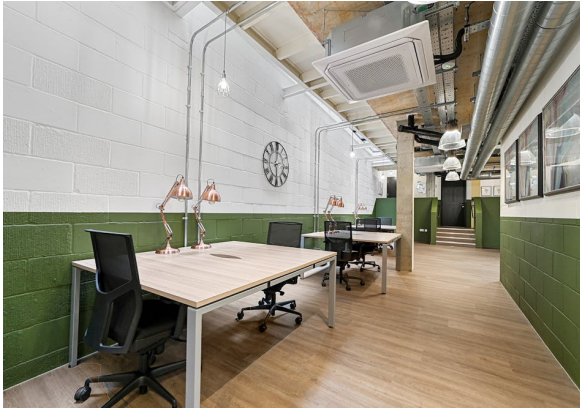


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GENERAL ARRANGEMENT  
SCALE 1:50



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