

Compton

Shoreditch

40 Clifton Street
EC2A 4DX

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

For Rent

1,664 to 7,931 ft²

020 7101 2020
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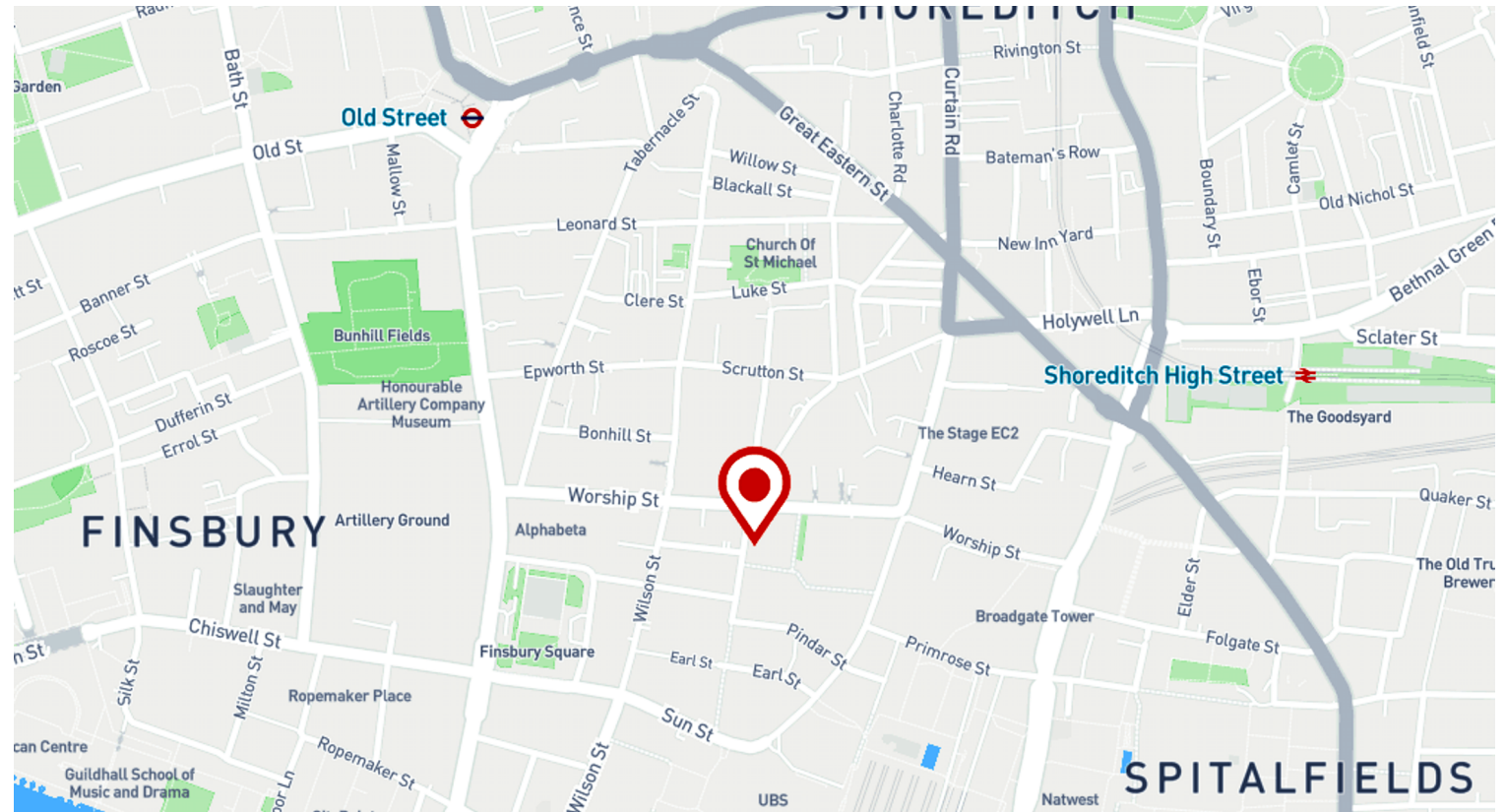
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Location

The property is situated on Clifton 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 in this area, with an abundance of restaurants, retail and social venues to discover!

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Breakout Area

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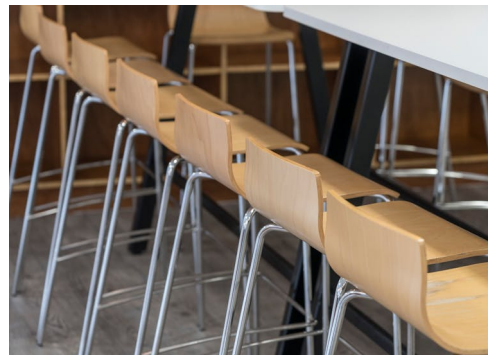
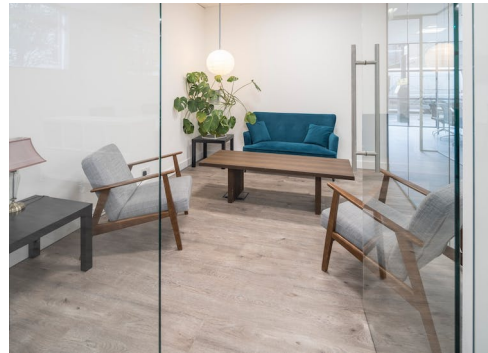
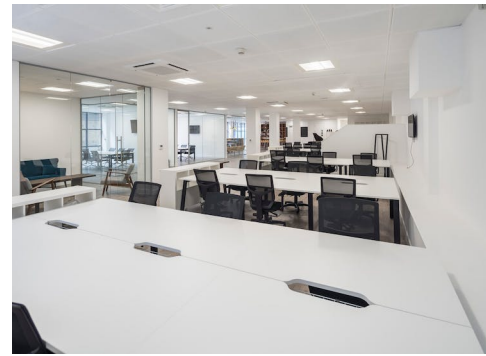
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Amenities

- 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

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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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - South	3,137	£35	£18	£8	£61	£15,946.42	£191,357	Available
2nd - North	3,130	£35	£18.32	£8	£61.32	£15,994.30	£191,931.60	Available
Ground - North	1,664	£35	£19.85	£8	£62.85	£8,715.20	£104,582.40	Available
Ground - South	4,089	£39.50	£21.41	£8	£68.91	£23,481.08	£281,772.99	Under Offer
Total	12,020	£36.13	£19.40	£8	£63.52	£64,137	£769,643.99	

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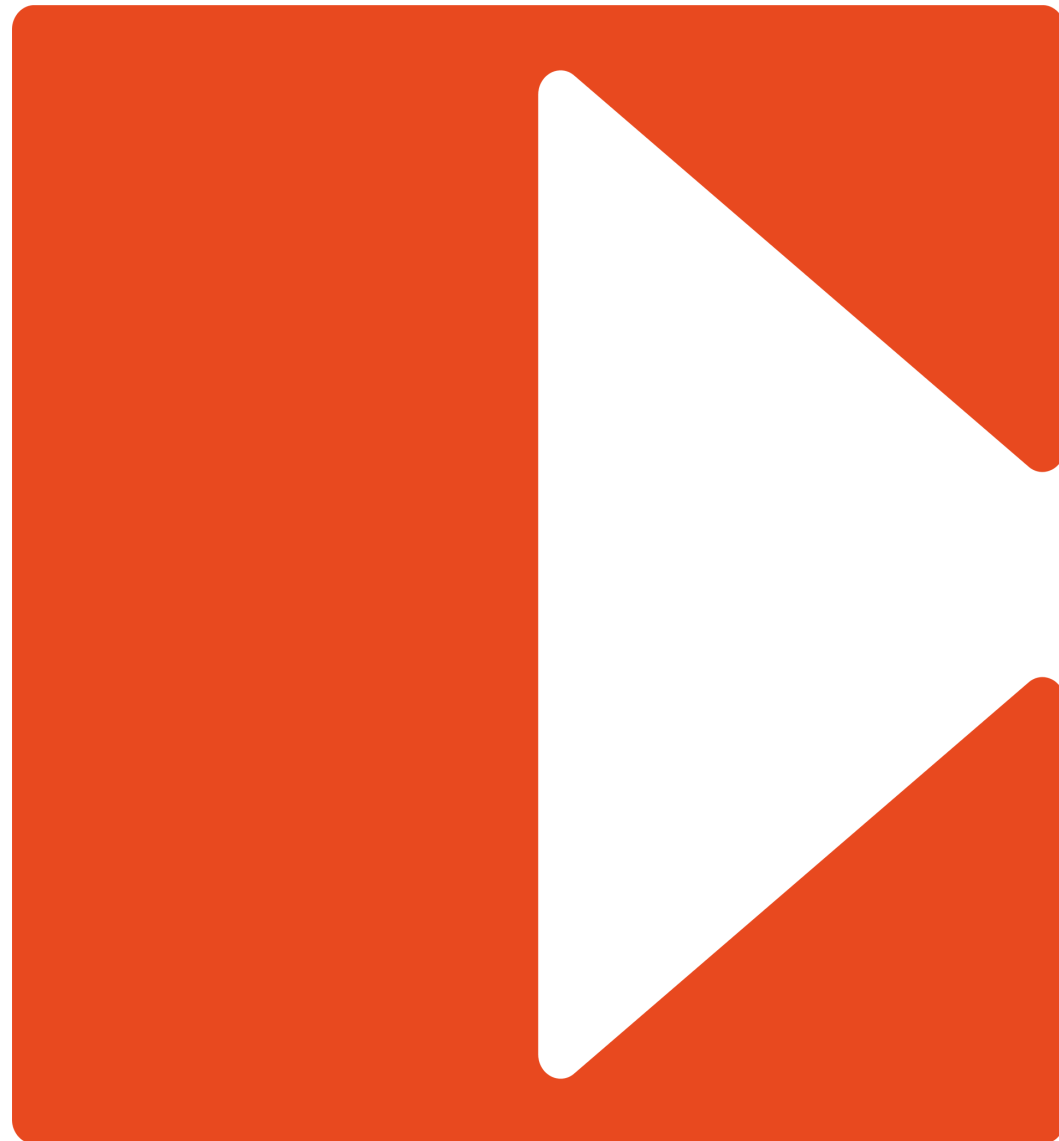
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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