



**STIRLING
ACKROYD**

TO LET

**39 Tabernacle Street,
London, EC2A 4AA**

1,840 sq ft

Stunning raised ground
floor office with access
to communal roof
terrace available now!



VIDEO TOUR

stirlingackroyd.com



Description

The only floor remaining is the raised Ground Floor of this attractive modern office development in Shoreditch.

The space will be handed over in CAT A condition ready for tenant fit out. The space will suit a wide range of users being an open plan rectangular floorplate with excellent ceiling height, exposed services, metal tiled accessible floor and Shower/WC

Occupiers in the building also benefit from access to a 650 sq ft roof terrace with fantastic views towards the City

Location

Located in the heart of prime Shoreditch, only 250 metres south-east of Old Street roundabout. Excellent transport connectivity is available with Old Street, Moorgate and Liverpool Street Stations all within a five minute walk.

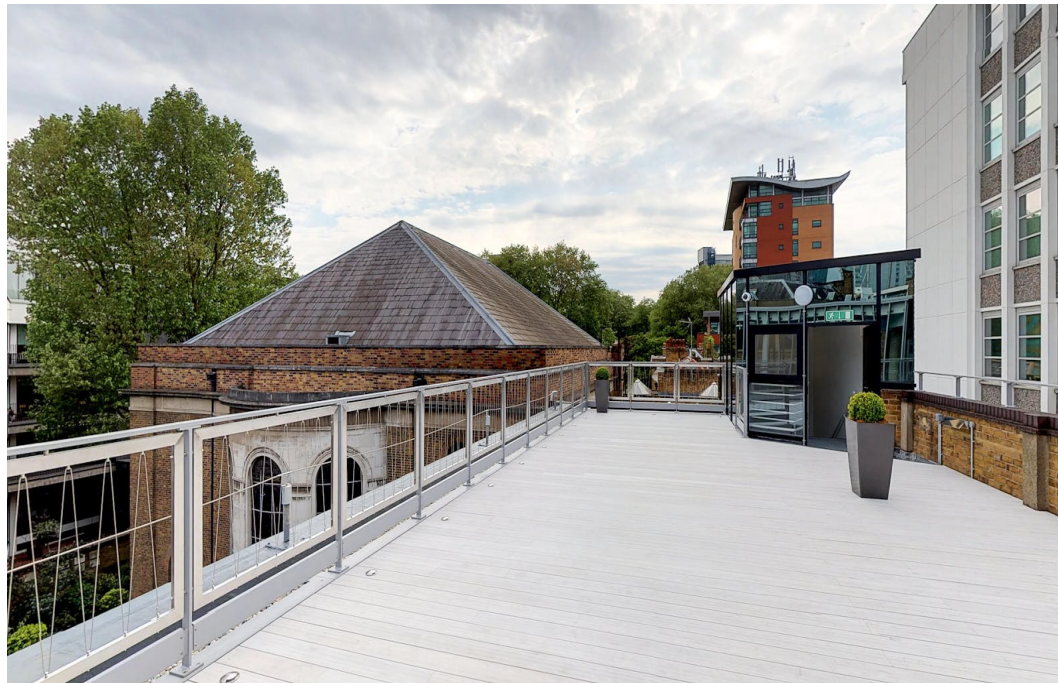
The surrounding streets are home to some of Shoreditch's most celebrated bars and restaurants, from the biggest names in London's street food scene to Michelin starred fine dining experiences.

The area also plays host to some of the city's most sought after gyms, exclusive retail and buzzing street markets.

Key points

- Single open plan floorplate
- Outstanding fit out and attractive reception with Tom Dixon lighting
- High ceilings
- Individually controllable Daikin air conditioning
- Floor to ceiling windows and communal showers
- Fully DDA compliant
- Large communal roof terrace





Accommodation

Name	sq ft	sq m	Availability
Ground	1,840	170.94	Available
2nd	5,430	504.46	Let

Rents, Rates & Charges

Lease	New Lease
Rent	£59.50 per sq ft
Rates	£20 per sq ft
Service Charge	£8 per sq ft
VAT	Applicable
EPC	B (41)

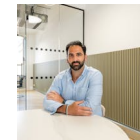
Viewing & Further Information



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Joint Agents

BELCOR (Joint Agent)

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