



## Characterful warehouse style office available to let in Shoreditch

### 10-18 Vestry Street

Shoreditch & Hoxton, N1 7RE

Office

# TO LET

**2,081 sq ft**

(193.33 sq m)

- Wooden flooring
- End of commute facilities
- LED lighting
- Exposed brickwork
- Original steel columns
- Openable windows
- Excellent floor to ceiling height

Summary

Available Size	2,081 sq ft
Rent	£32.50 per sq ft pax
Rates Payable	£12.92 per sq ft est pa
Service Charge	£5.08 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

10-18 Vestry Street is a converted Victorian warehouse in Shoreditch. The office boast an efficient open-plan layout with abundant natural light and warehouse features including exposed brickwork and wooden flooring.

Location

Vestry Street is a five minute walk from Old Street Station connecting you with the Northern Line & National Rail Services. There are multiple bus and cycle routes in the immediate vicinity.

Accommodation

The accommodation comprises the following NIA(s):

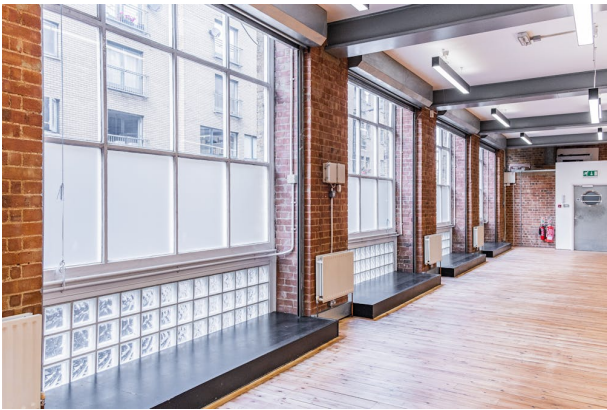
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
Upper Ground	2,081	£32.50	£12.92	£5.08	£8,757.54	£105,090.50	CAT A

Viewings

Viewings by prior arrangement through the joint sole agents, Ingleby Trice and Ellis Brown.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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