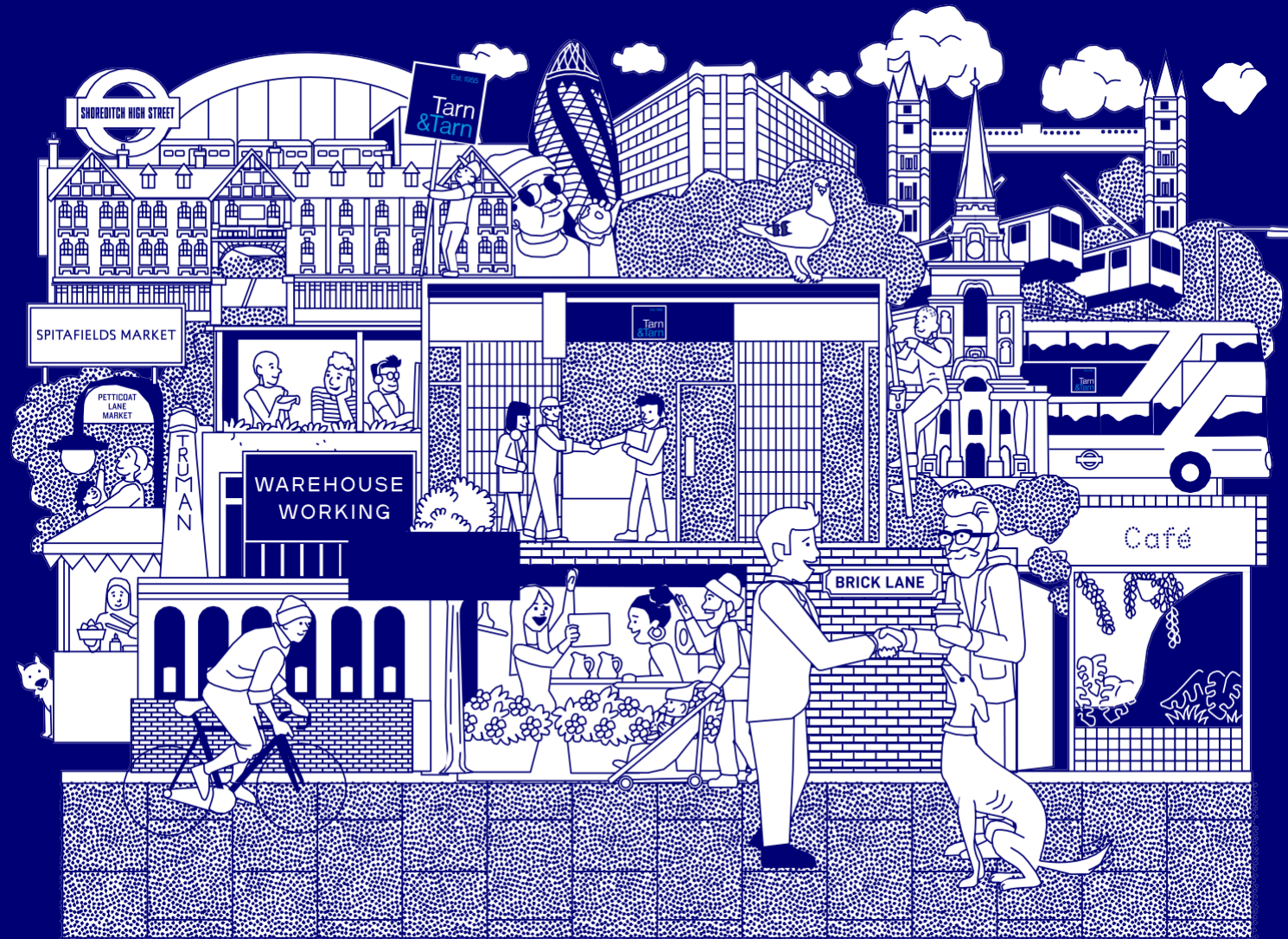


Est. 1955

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**58-60 RIVINGTON
STREET, SHOREDITCH
EC2A 3AU**

**FULLY FITTED
WORKSPACE IN THE
HEART OF SHOREDITCH
1,900 SQFT (176.52 SQM)**

DESCRIPTION

The available space is a self-contained office located on the 3rd floor of this mixed-use building. It will be delivered in a fitted condition (CAT B), complete with desks, chairs, 2 meeting rooms, bathroom facilities, a breakout area, and a kitchenette. Additional features of this office include character features such as exposed wooden beams and wooden floors, as well as excellent natural light. This fully fitted workspace is perfect for businesses seeking an office location in prime Shoreditch.

SUMMARY

- Fitted Office
- Prime Shoreditch Location
- Great Natural Light
- Open Plan
- Character Features (Exposed Wooden Beams & Wooden Floors)
- CAT B Fitout








LOCATION

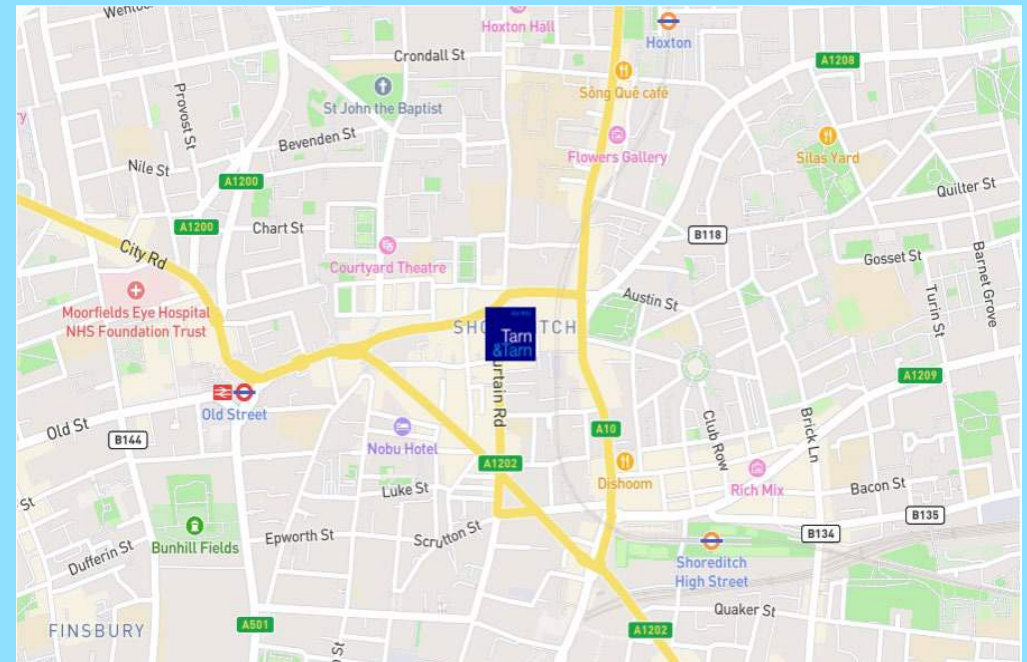
THE AREA

The property is located at the junction of Rivington Street and Curtain Road in the heart of Shoreditch, which is an established hub for media and tech companies. The property is well situated in the centre of Shoreditch, with a wide range of restaurants, bars and retail outlets in its immediate vicinity. The property is also within walking distance from Liverpool Street, Shoreditch High Street and Old Street stations and is well-served by numerous London Transport bus routes.



TRANSPORT

-  Old Street (8-minute walk) – Northern Line
-  Shoreditch High Street (10-minute walk) – Overground Line
-  Liverpool Street (15-minute walk) – Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	SQ M
3 rd Floor	1,900	176.52
TOTAL	1,900	176.52

BUILDING INSURANCE

Current Cost: £1,085 per annum

VAT

Not Applicable

SUMMARY

Available Size	1,900 sq ft
Rent	£37.80 per sqft
Business Rates	£14.85 per sqft
Service Charge	£3 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	E

TERMS

A New FRI Lease to be contracted outside the
Landlord and Security 1954

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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