



PER ANNUM

£21,996 Per Annum

Redchurch Street

London, E2 7DL

Full Description

LOCATION

The property is located on a busy stretch of Redchurch Street near the junction with Bethnal Green Road. Surrounded by creative, media and tech offices, there are also several quality Restaurants and Bars with Boxpark being within easy walking distance (0.2 miles - 4 mins walk) . The property is well connected with a number of bus routes and is within easy walking distance to Shoreditch High Street (0.2 miles - 4 mins walk) and Liverpool Street (0.7 miles - 17 min walk).

DESCRIPTION

This top floor office unit is predominantly open plan and benefits from an abundance of natural light and wooden flooring with kitchenette and W/C located at the back.

ACCOMMODATION

Gross Internal Area: 606 Sq ft (56.3 Sq M)

AMENITIES

Floor to ceiling glass window display

WC

Strip lighting

Kitchenette

TERMS

New 5 year Full Repairing and Insuring Lease, terms to be negotiated.

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Landlord fees to be covered by tenant

VIEWING

Strictly by appointment through Peach Properties

SERVICE CHARGE

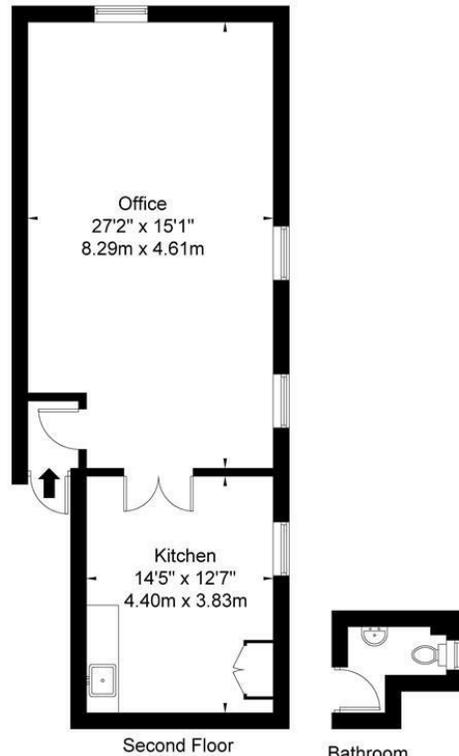
5% service charge payable per annum. 1/4 payable in advance.





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Approx Gross Internal Area = 56.3 sq m / 606 sq ft



Bathroom
(Not Shown In Actual
Location / Orientation)

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PLAN**

Ref

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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