



PER ANNUM

**£25,000 Per Annum**

**Whitby Street**

London, E1 6JU

PEACH

ESTD 1999

#### LOCATION

Located in a popular location just a few moments from Redchurch Street, Bethnal Green Road and Shoreditch High Street. The Boxpark is located just a few moments walk with Shoreditch High Street, Liverpool Street and Old Street Stations all close by.

#### DESCRIPTION

The property occupies the ground floor with tiled flooring and a glass divide to the rear of the unit which has access to kitchenette and W/C.

#### ACCOMMODATION

Gross Internal Area: 289.76 Sq ft (26.92 Sq M)

#### AMENITIES

Shop front  
Tiled flooring  
Newly decorated  
Kitchenette and W/C

#### TERMS

New Lease - terms to be negotiated

#### Business Rates

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

#### LEGAL COSTS

Each party bear own legal costs.

#### VIEWING

Strictly by appointment through Peach Properties





**Office**  
20'2" x 13'1"

PEACH  
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2'11" x 9'1"

Approximate total area<sup>(1)</sup>  
289.76 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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