

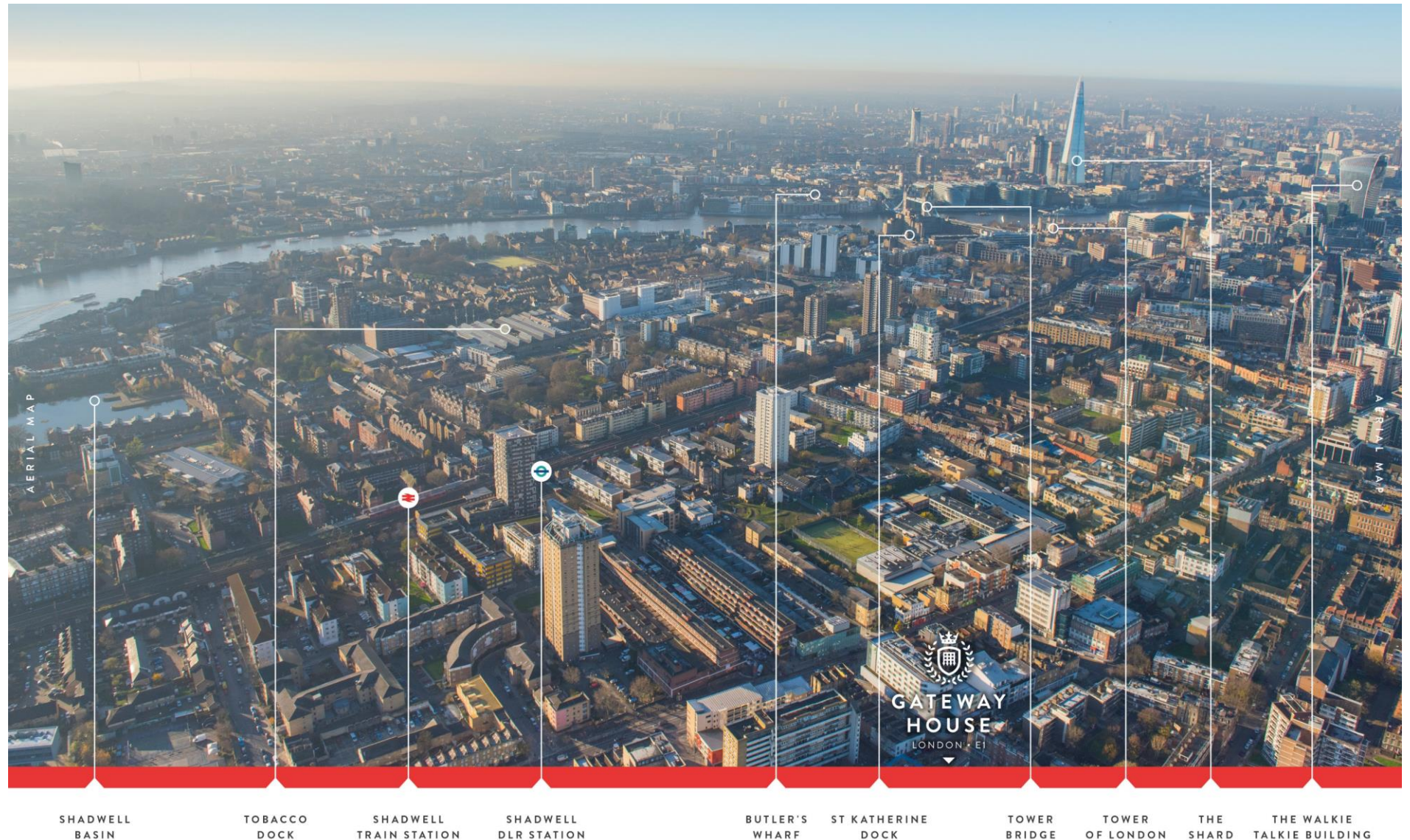
## TO LET NEW BUILD MEDIA STYLE OFFICES





The property is situated in a prime location on both the cusp of the City and Shoreditch's digital hub, silicon roundabout, and the superb transport links it affords to Canary Wharf (7 mins) and London Bridge (8 mins), with the cultural and lifestyle benefits of St Katherine's Dock, Spitalfields and Whitechapel.

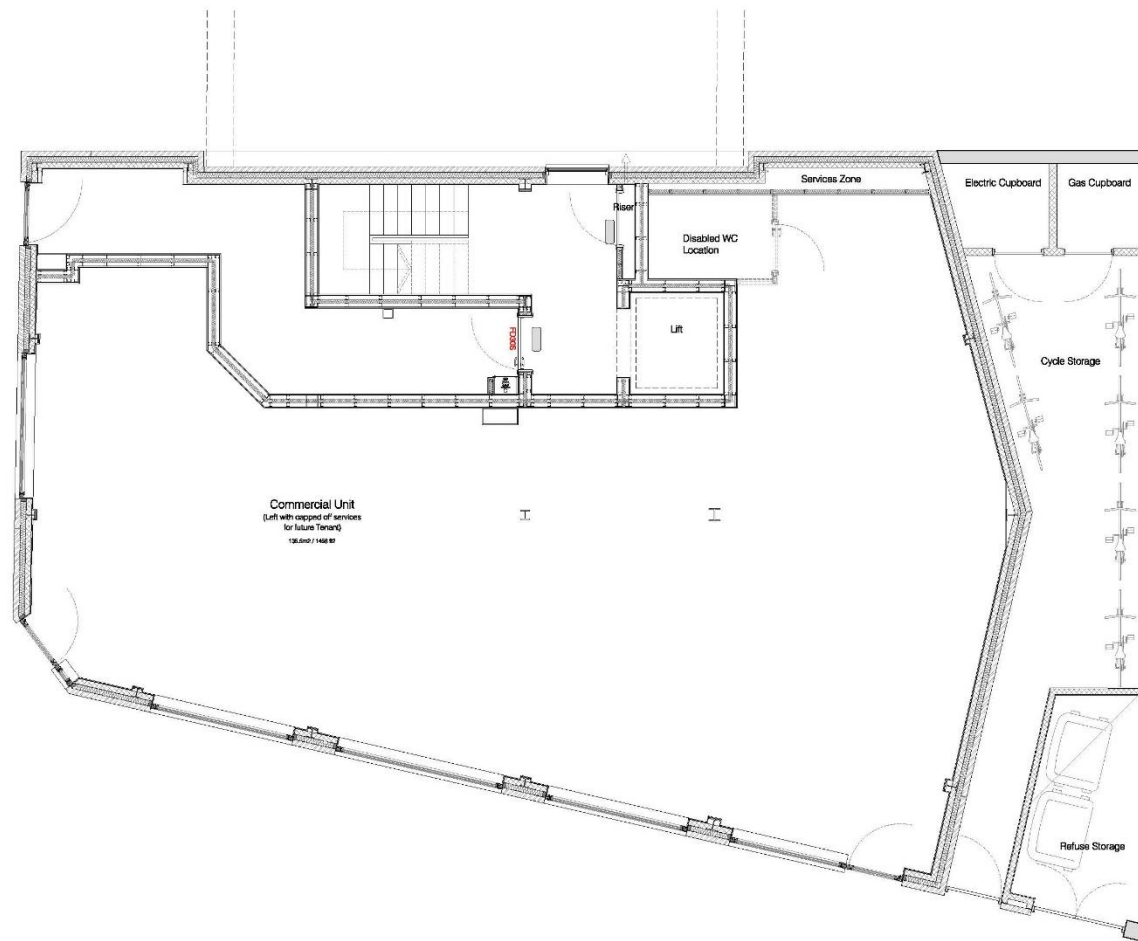
The arrival of the Crossrail at Whitechapel is yet another hugely transformative benefit, putting Bond Street just 10 minutes away, the boutique theatres, restaurants of the West End have never been closer. There are also 13 acres of public space that are bringing some green energy to the heart of London and there isn't a more dynamic work-live district in all of the capital.



The unit provides a self-contained ground floor open plan office unit with an excellent return frontage.

The floor is offered in a developers shell basis.

Floor:	Sq Ft	Sq M
Ground Floor:	1,428 sq. ft	132.67 sq. m





## TERMS

A new 10/15 Year full repairing and insuring lease at **a rental of £37.50 per Sq. ft.**

## USE CLASS

Office (B1).

## SERVICE CHARGE

To be confirmed.

## VAT

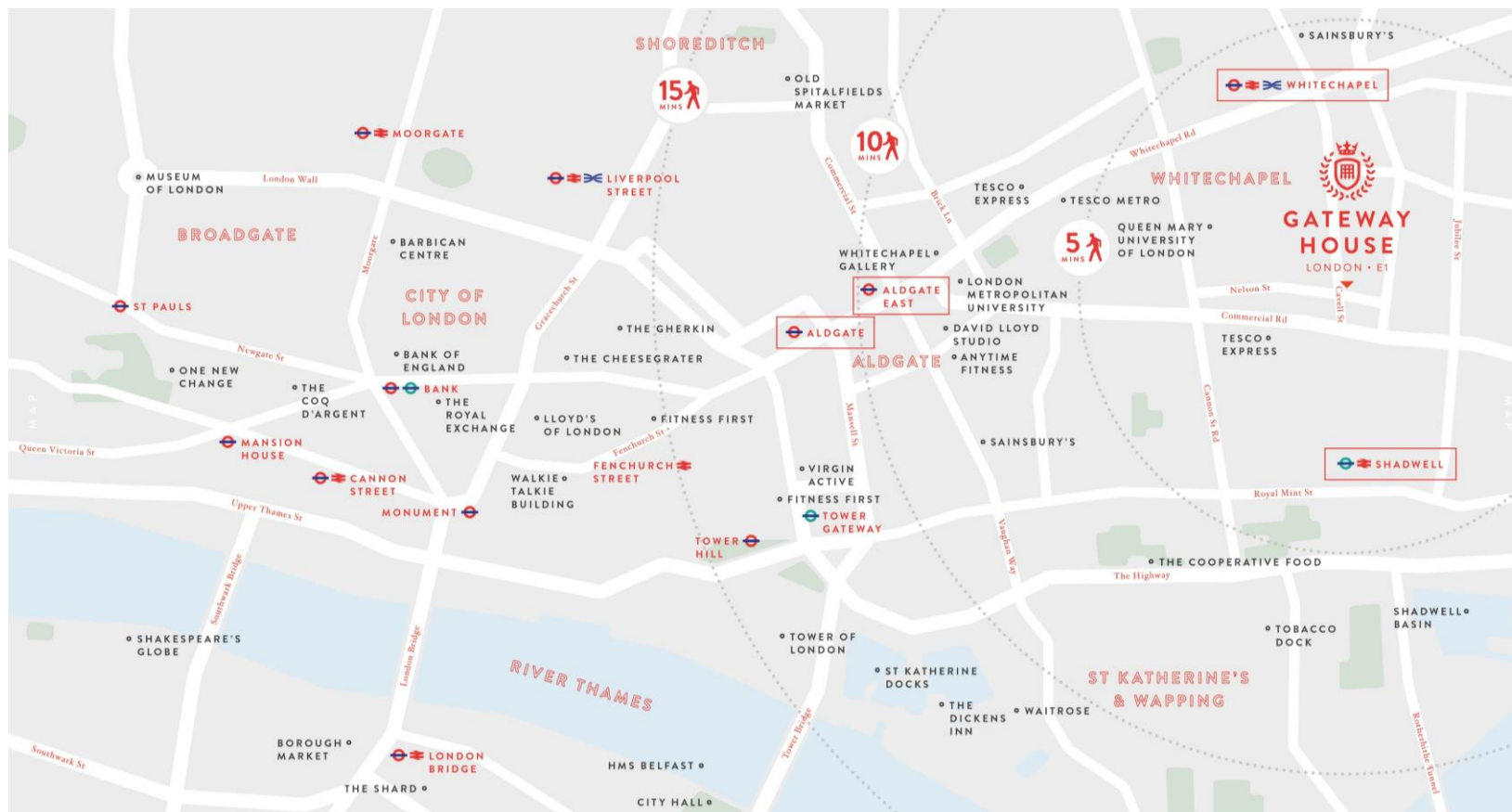
VAT is Payable.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## EPC

EPC is available on request.



**For further information or to arrange a viewing, please contact Landlords Sole Letting Agents:**

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