



TO LET

992 TO 1,984 SQ FT
(92.16 TO 184.32 SQ M)

£30 PER SQ FT

**Fitted Office Space in
Shoreditch, Close to
Liverpool Street Station**

- Smart reception / entrance approach
- Passenger lift serving all floors
- Under floor trunking and floor boxes
- Ceiling mounted A/C and warm air heating
- Timber flooring
- Kitchenette on each floor

Shoreditch

44 Worship Street, London, EC2A 2EA



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Description

The property comprises a mid-terrace building with available accommodation arranged over second and third floors. The block has a smart ground floor entrance lobby, with passenger lift serving all floors. Both floors have under floor trunking and floor boxes in situ, accessible WC's, a fitted kitchenette, ceiling mounted a/c and warm air heating and a passenger lift.

The second floor is largely open plan in configuration with a large single glazed partitioned meeting room, and the third floor is configured in more of a cellular arrangement with solid partitioned walls.

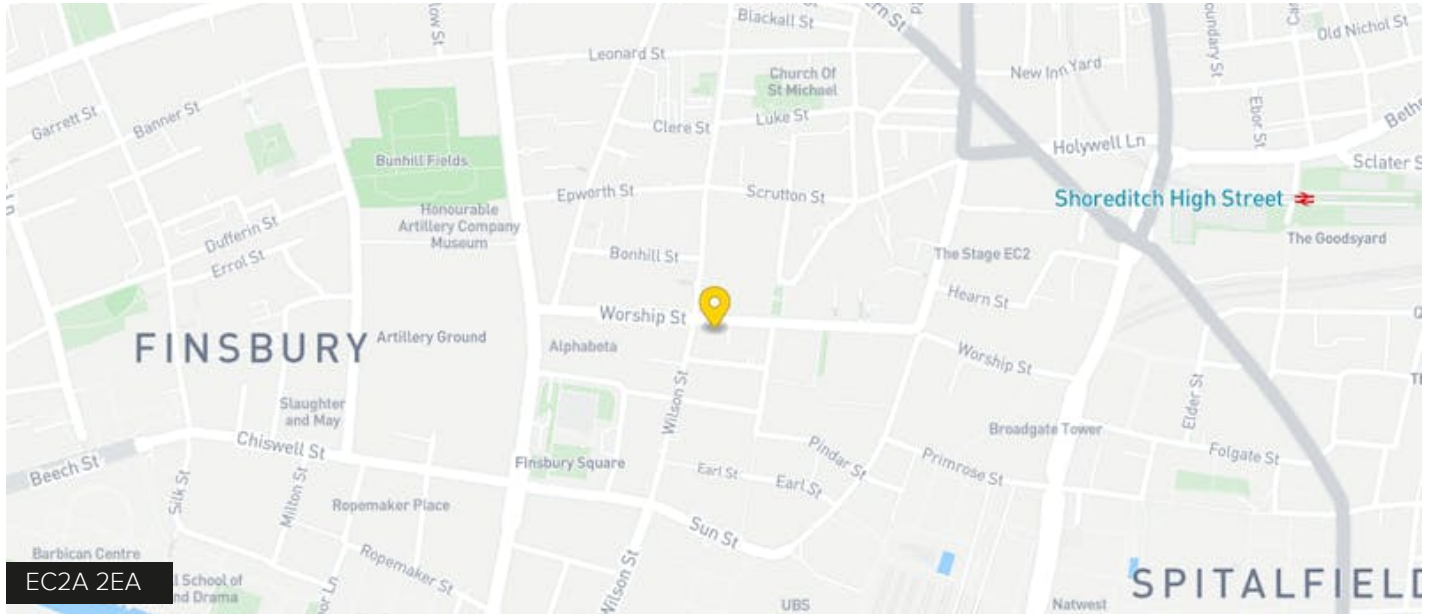
Location

Located on Worship Street in Shoreditch within a few minute's walk of Liverpool Street Mainline & Underground station (Central, Metropolitan, Circle, Hammersmith & City & Elizabeth lines), with Moorgate, Old Street and Shoreditch High Street stations all being within easy reach.

The building is within a short walk of Shoreditch Triangle, the Broadgate Estate, Redchurch Street, BoxPark, and Spitalfields Market. The location supports a diverse range of retail and leisure occupiers including Montcalm City Hotel, London Cocktail Club, Haz, Flight Club, Pret, Itsu, M&S Food Hall, Barry's Bootcamp and Camino to name but a few.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge	Availability
2nd - Floor	992	92.16	£30	£18.20	n/a	Available
3rd - Floor	992	92.16	£30	£18.20	n/a	Available
Total	1,984	184.32	£30	£18.20		

Configuration

Fitted

Tenure

New Lease

EPC

D

VAT

Applicable

Contacts

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Further Information

[View on our website](#)

[Floor Plans](#)