

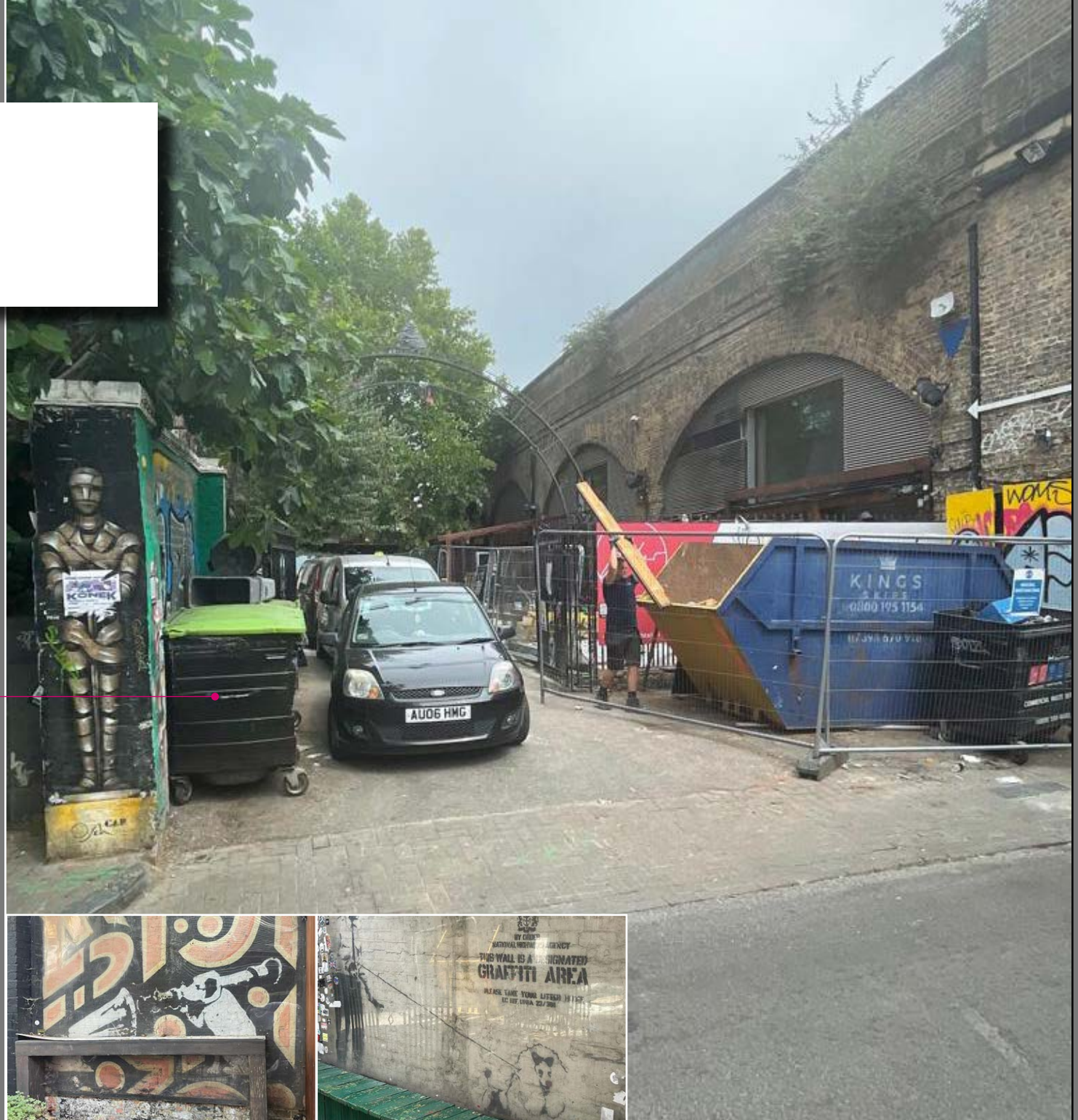
# To Let

## The Shoreditch Arches Rivington Street London EC2A 3AY

### Victorian Railway Arches

Suitable For A Range Of Users  
Such as Artists, Dark Kitchens,  
Gyms or as Storage

- Available Individually or a Pair
- Dry Arches
- Monthly Rent Acceptable
- Flexible Terms
- Extremely Sought After Location
- In the same yard as 2 Original Banksys



## LOCATION

The Property is situated on Rivington Street near the junction of Shoreditch High Street in the heart of Shoreditch.

(Overground) and Old Street (Northern Line and Mainline), which are 5 and 10 minutes walk respectively.



## DESCRIPTION

The property comprises two secure Victorian railway arches benefitting from concrete floors with loading facilities. There is the possibility to take the units separately or combined. Both units fall within the flexible "E" Use Class, meaning it is suitable for a range of potential uses. Each arch contains a mezzanine floor at the rear with Toilets and power. Arch 4 has a kitchenette.

## BUSINESS RATES

To Be Confirmed

## Service Charges

£1 per sq ft.

## TERMS

Either a new full repairing and insuring lease which will be Outside of the Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act 1954 (As Amended) or a licence.

## RENT

Arch 4 - £70,000 per annum

Arch 5 - £52,965 per annum

## OTHER

The Landlord will not consider food and beverage operators.



## FLOOR AREA

Arch 4

|              |                            |
|--------------|----------------------------|
| Ground Floor | 204.32 sq m ( 2199 sq ft ) |
| Mezzanine    | 35.48 sq m ( 382 sq ft. )  |
| Total        | 239.80 sq m ( 2570 sq ft ) |

Arch 5

|              |                          |
|--------------|--------------------------|
| Ground Floor | 162.59 sq m (1750 sq ft) |
| Mezzanine    | 16.35 sq m (176 sq ft)   |
| Total        | 178.94 sq m (1925 sq ft) |



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

James Bacon

Mob: 07501 598 981

Email: james@murraycommercial.co.uk

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