



TO LET

**91-93 Great Eastern
Street, London, EC2A
3HZ**

2,335 sq ft

**Old converted warehouse
style building offering
self contained dedicated
first floor**

stirlingackroyd.com



Description

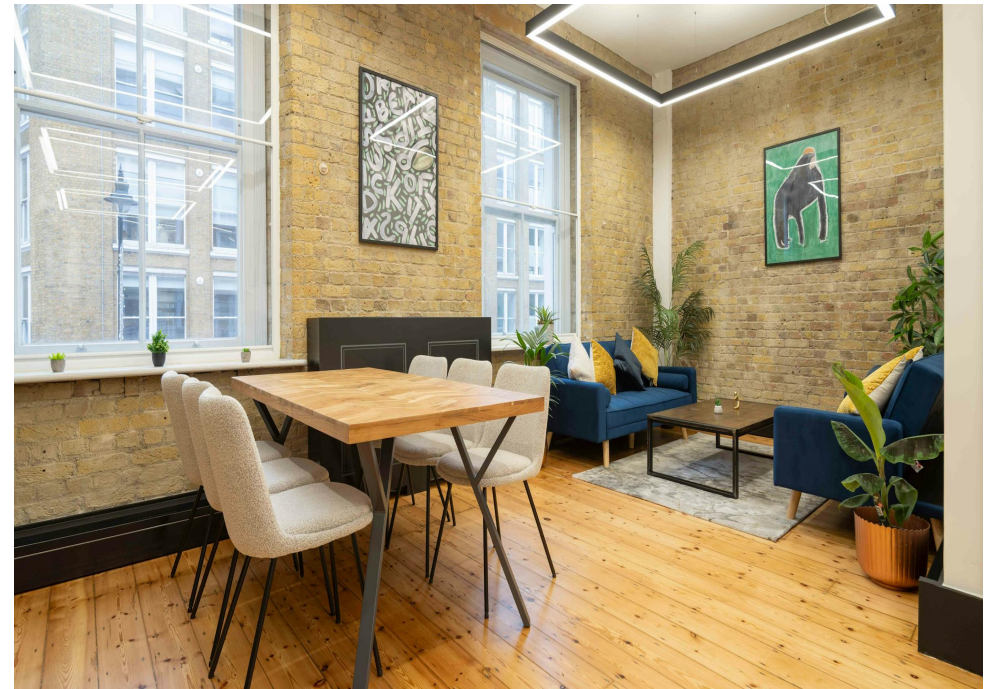
Old converted warehouse style building offering self contained 1st floor to accommodate 34 desks with large private kitchen/breakout area and an 8-person meeting room. The space has lots of character featuring an original fireplace and there is lots of natural daylight. Available on a 3 year lease.

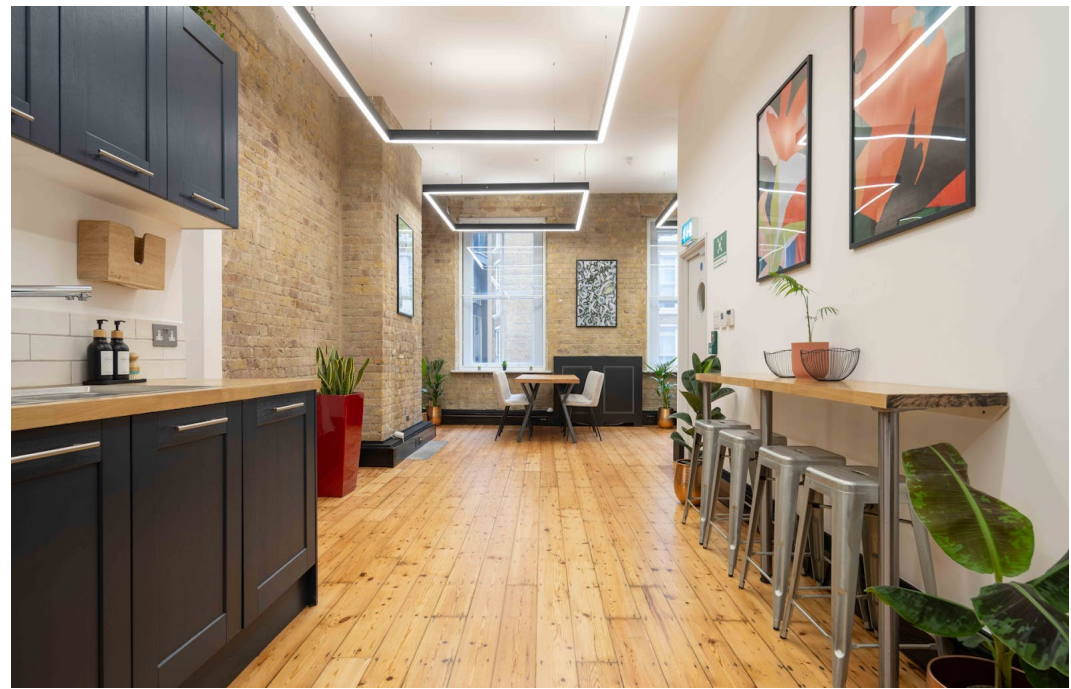
Location

Located opposite the new Art'otel, just a stones throw from Old Street Station and less than 10 minutes' walk from Shoreditch High Street with a variety of cafes such as Attendant, restaurants such as Pachamama and Gloria Trattoria and bars such as Swift bar located directly below and Floripa next door.

Key points

- Meeting room (8px) build within the space
- 24/7 building access including security
- Abundance of natural daylight
- Demised WC's
- Fully furnished and fitted
- Large kitchen and break out area





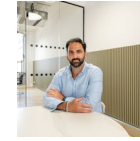
Accommodation

Name	sq ft	sq m	Availability
4th - 4th & 5th floors	2,260	209.96	Let
1st - Self contained 1st floor	2,335	216.93	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£10 per sq ft
Service Charge	£10 per sq ft
VAT	On application
EPC	B (37)

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 26/02/2026