



**STIRLING
ACKROYD**

TO LET / FOR SALE

**Unit 3, 4 Ravey Street,
London, EC2A 4QP**

689 sq ft

**Bright First Floor Loft
Office Overlooking
Leonard Street**



VIDEO TOUR

stirlingackroyd.com



Description

Situated within a converted Victorian warehouse building this bright corner office has excellent ceiling height and windows to both returns, flooding the open plan workspace with natural light. Offered across 689 sq ft occupiers will benefit from the original features such as exposed brickwork, and the space is fitted with a meeting room and kitchen.

Key points

- Corner Office - 689 sq ft
- Excellent Ceiling Height
- Large Windows
- Meeting Room
- Exposed Brickwork
- Excellent Connectivity



Location

Situated on the corner of Ravey Street and Leonard Street in the heart of Shoreditch, overlooking the Griffin pub. The immediate area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard circus weekly food market.

The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

Transport Links



Shoreditch High Street 0.2 Miles



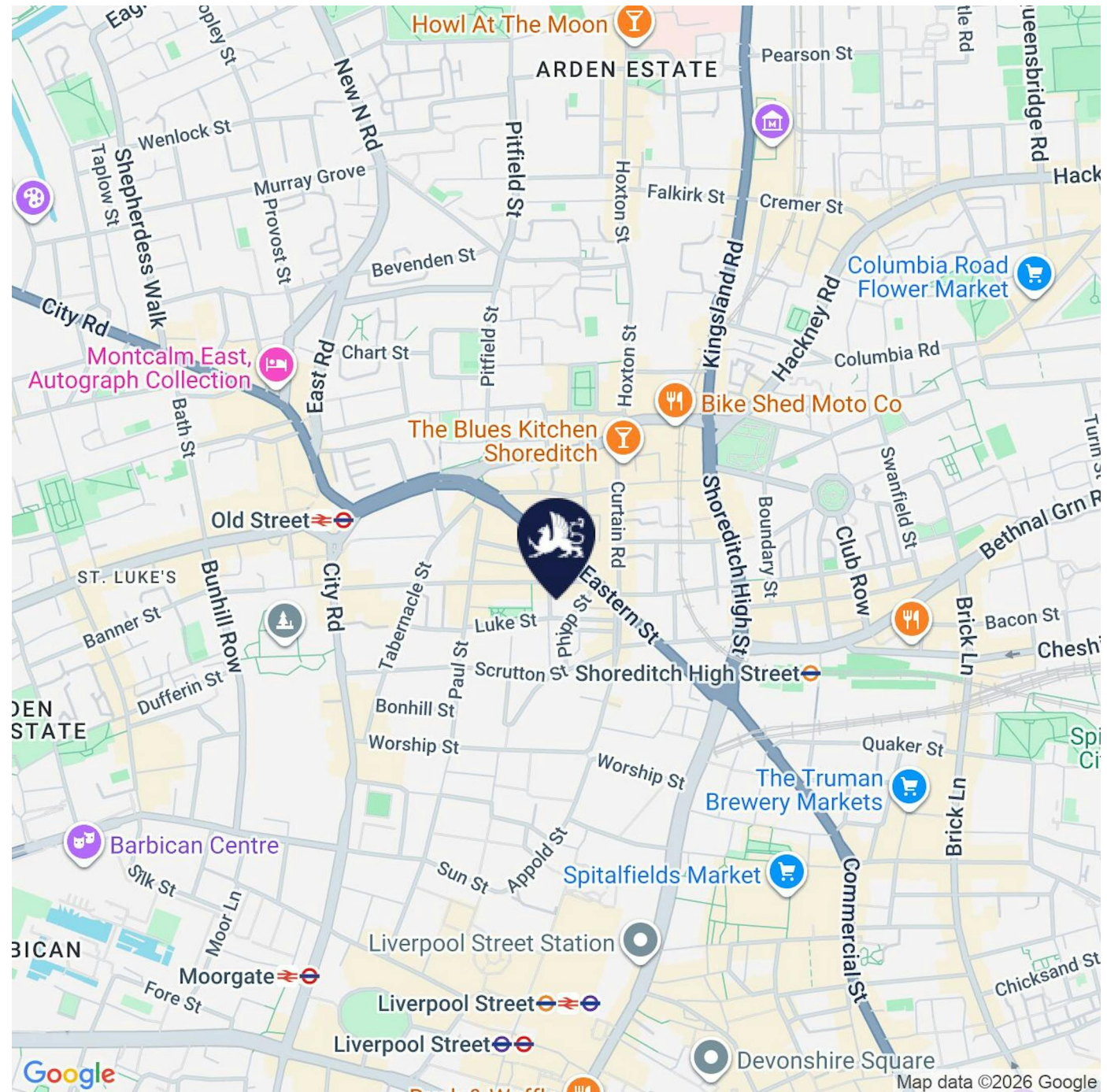
Old Street 0.3 Miles



Liverpool Street 0.5 Miles



Moorgate 0.5 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Price	£525,000
Rates	£17.75 per sq ft
Service Charge	£2.90 per sq ft
VAT	On application
EPC	E (110)

Viewing & Further Information



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com

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