

Fully Fitted and Managed Offices To Let

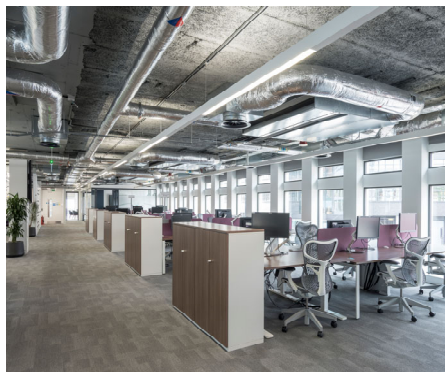
20 Great Eastern Street
EC2

1st & 2nd Floors

7,966 - 15,932 sq. ft
(740.07 - 1,480.14 sq. m)

Highlights

- Inclusive pricing (Rent, Business Rates, Service Charge, Insurance, Dilapidations and Cleaning)
- Fibre & Back-up line installed
- Plug & Play (options to customise)
- On-site "Hub" including: Café/coffee shop, hot-desking, informal meeting and game areas
- Full end-of-trip facilities (Cycle storage, showers & changing rooms)
- 24/7 building security
- Commissionaire service



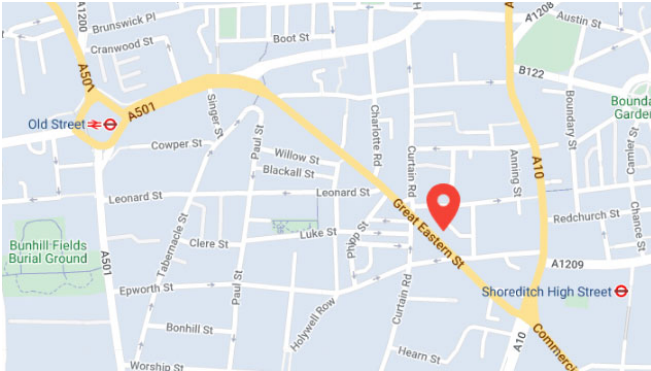
08449 02 03 04

avisonyoung.co.uk

Location

20 Great Eastern Street boasts a prominent position opposite the Shoreditch triangle. The building is surrounded by a multitude of bars and restaurants, as well as gyms, shops and event space including Box Park, London Shuffle Club and Spitalfields Market which is a short walk away.

Shoreditch High Street Station: 2 min walk; Old Street Station: 6 min walk; Liverpool Street Station: 8 min walk.



Description

The building offers c.16,000 sq ft of available office space over two floors. The space is available on either a fully managed, or conventional (fully fitted) basis.

The floors provide Plug & Play space, fully cabled with meeting rooms, kitchenettes and break-out areas.

The pricing is inclusive and offers access to 'The HUB' which contains:

- Café / Coffee Shop
- Additional Hot-Desking
- Informal Meeting Areas
- Games Areas

To complete the offering is a comprehensive end-of-trip facility.

Accommodation

Floor	Sq Ft	Sq M
2nd	7,966	740.07
1st	7,966	740.07
TOTAL	15,932	1,480.14

Terms

Flexible terms available by arrangement.

Pricing

£160 per sq. ft (Rent, Business Rates, Service Charge, Insurance, Dilapidations and Cleaning)

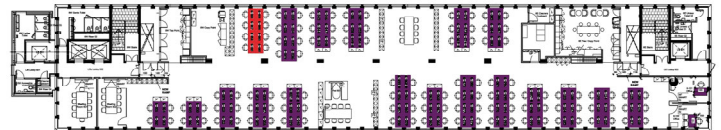
VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating: B (30)

Floorplan



For further information or to arrange a viewing please contact:

Alfie John

Tel: 07932 530 032

Email: alfie.john@avisonyoung.com

Robbie Macdonald

Tel: 07828 507 504

Email: robbie.macdonald@avisonyoung.com

Jayne Young

Tel: 07880 293 544

Email: jayne.young@avisonyoung.com

Martin Devine

Tel: 07803 362 846

Email: martin.devine@avisonyoung.com

Avison Young

65 Gresham Street, London EC2V 7NQ

© 2020 Avison Young (UK) Limited

June 2022

Property ref: avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessees.