



FOR RENT

The Lazarus Building
Shoreditch EC2

First Floor Character Offices
1,290 sq ft NIA



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Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS



Lazarus Building | 1 Holywell Lane | Shoreditch | London EC2A 3ET

Location

The historic Lazarus Building occupies a very prominent corner position at the junction with Shoreditch High Street, in this trendy, fashionable and sought after location. The building stands opposite Boxpark Retail Scheme and the Tea Building; which encompasses Shoreditch House members club, restaurants, major advertising companies and art galleries. The area benefits from excellent transport links being situated within 1 minute of Shoreditch High Street Station and within a short walk of Liverpool Street and Old Street Stations.

Accommodation

Comprising a first floor period character office premises with live/work use. This authentic first floor loft style space benefits from excellent natural light and superb ceiling height. The premises are fully self-contained with its own entrance on Holywell Lane with an open plan arrangement and small meeting room/private room uniquely designed as a train carriage. The premises benefits from a kitchen, WC/Shower facility and would be ideally suited to design and creative occupiers wanting a statement office premises in this leading City fringe location.

The net internal floor area is 1,290 sq ft.

Amenities

- * Iconic Building
- * Superb Ceiling Height
- * Open Plan Layout
- * Prime Shoreditch Location
- * Unique Character Space
- * Excellent Natural Light

Lease

New lease available by arrangement to be contracted outside the provisions of the Landlord & Tenant Act 1954.

Viewings

Strictly by appointment only
Belchak Corin & Co.

Ref: Paul Belchak/Greg Corin
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Rent

£60,000 per annum excl.
(£46.50 psf)

Service Charge

£5,000 per annum
(£3.87 psf)

Rates

Refer to Agents.

VAT

VAT is applicable

Legal Costs

Each party to bear their own legal costs.

