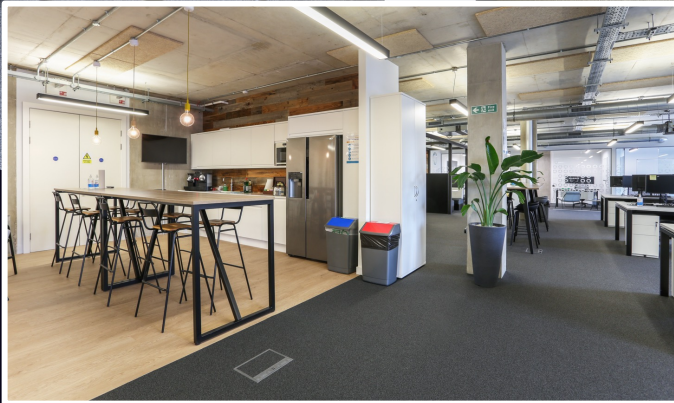




MAKING MOVES



EXIT



**4TH FLOOR,
CORDY HOUSE,
87-95 CURTAIN ROAD,
EC2A 3BS**

3,181 SQ FT

HIGHLIGHTS:

- Plug & Play
- Boardroom, Meeting Rooms & Private Office
- Office Reception Entrance
- Kitchen & Breakout Area
- Exposed Services
- High Ceilings
- Air-Conditioning
- Manned Reception Entrance
- Secure Bike Storage
- Shower Facilities

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london



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LOCATION:



The office is perfectly located in the centre of Shoreditch, meaning there is an array of culture, restaurants, bars, shops and cafes on your doorstep.

Leonard Circus food market is a short walk from the office, perfect for lunchtime.

Both Old Street Station and Shoreditch High Street Station are within a 6 mins walk from the building.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with a boardroom, 3 meeting rooms, private office, large open plan desking area, kitchen and breakout area. The office has exposed services, concrete columns, high ceilings and great levels of natural light.

The building has a manned reception entrance, shower facilities and secure bike storage.

TERMS:



Available by way of an assignment or Sublease to October 2023.

A new, longer lease is available direct from the landlord.

EPC:



An EPC is available on request

VAT:



The building is VAT elected

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
4th	3,181	£60.50	£10.60	£22.05	£296,310	£24,693

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

Tel: 07765 722626 or 020 3595 3121



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