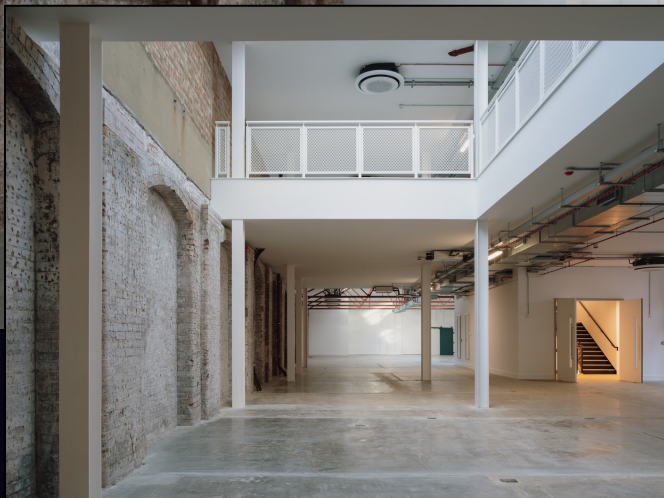




MAKING MOVES



EXIT



**SELF CONTAINED BUILDING
89 & 89.5 WORSHIP STREET,
LONDON,
EC2A 2BF**

23,213 SQ FT

HIGHLIGHTS:

- CAT A Condition
- Self-Contained
- Converted Warehouse with Exposed Brickwork and Pitched Ceiling
- End of Trip Facilities
- Private Courtyard
- Large Private Terrace & Private Roof Terrace
- Great Natural Light & High Ceilings
- DDA Compliant
- Air-Conditioning
- Located Next to Liverpool Street Station

WE ARE OFFICES

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

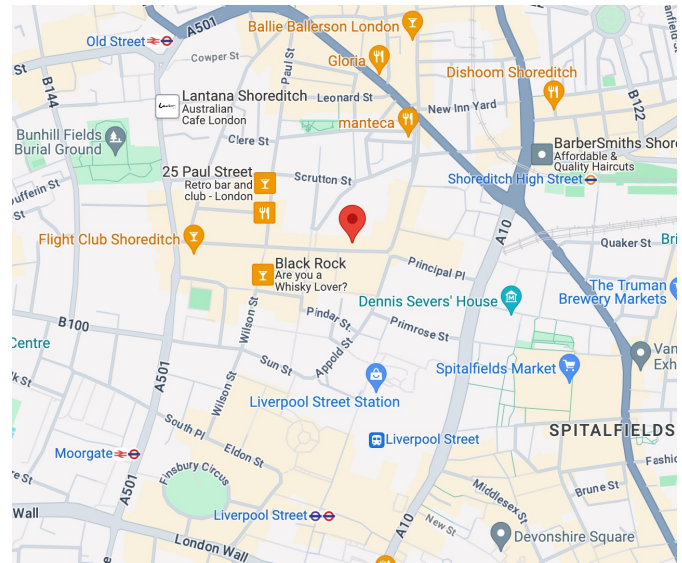
LOCATION:



The office is perfectly located just north of Liverpool Street Station in the heart of Shoreditch, with a range of restaurants, bars and shops in the immediate vicinity.

Clifton Street food market, Eataly and Leonard Circus food market are all a short walk from the office, perfect for lunch!

The building is a short walk from Liverpool Street Station, Old Street and Shoreditch High Street.



DESCRIPTION:



This office offers a self-contained, warehouse building in CAT A condition. The majority of office space is located over over ground and 1st floor, with two c.2,750 sq ft floors on 2nd and 3rd floor,

Each floor showcases its old warehouse features with exposed brickwork, steel columns and pitched ceilings.

There is a variety of outdoor space with a private courtyard, c.3,000 sq ft private terrace and a roof terrace that has 360 views of the London skyline.

TERMS:



Available by way of an assignment or sublease until November 2028.

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

FLOOR AREAS & OUTGOINGS:

| Floor | Size (sqft) | Quoting Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|-----------------|-------------|--------------|----------------|----------------|------------|-------------|
| 3 rd | 2,724 | £65.00 | N/A | £22.00 | £236,988 | £19,749 |
| 2 nd | 2,796 | £65.00 | N/A | £22.00 | £243,252 | £20,271 |
| 1 st | 5,954 | £65.00 | N/A | £22.00 | £517,998 | £43,117 |
| Grnd | 10,484 | £65.00 | N/A | £22.00 | £912,108 | £76,009 |
| LG | 1,255 | £65.00 | N/A | £22.00 | £109,185 | £9,099 |

VIEWINGS:

Strictly through appointment through Making Moves or joint agents Compton:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Rachel Stead
Email: Rachel.stead@makingmoves.london
Tel: 07471998225 or 020 3595 3121



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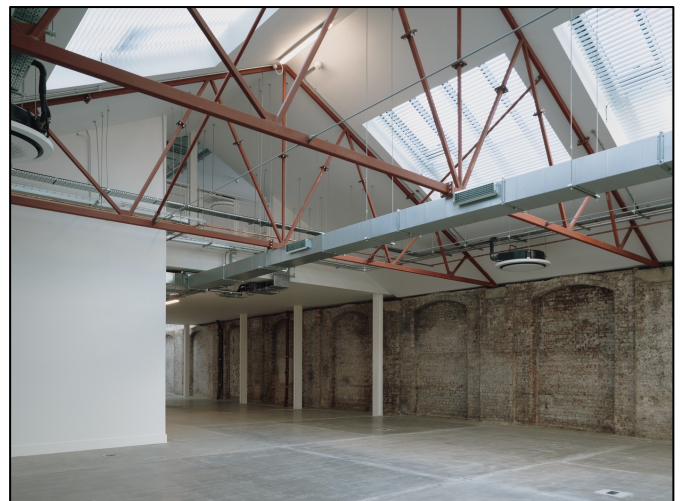


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