



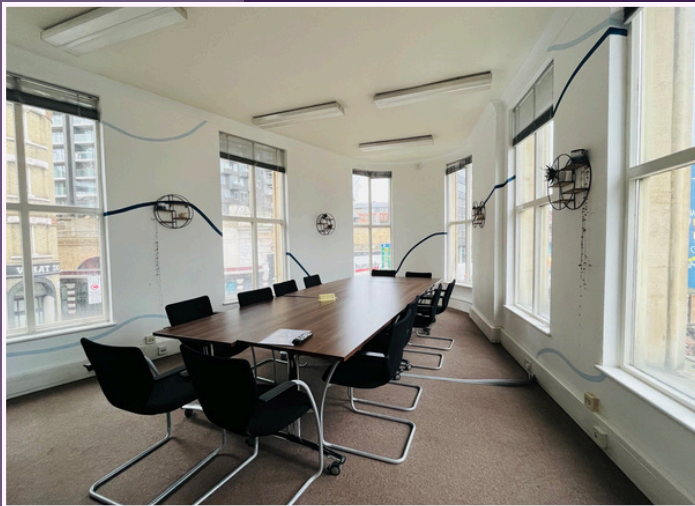
IAN SCOTT
INTERNATIONAL

Established 1971 - London W1

**TO LET - 1,036 SQ FT (96.26 SQ M)
6-8 GREAT EASTERN ST, LONDON, EC2A**



GALLERY



GALLERY



LOCATION

Located at the busy junction of Great Eastern Street, Commercial Street and Shoreditch High Street in the heart of prime Shoreditch. The premises is situated amongst a host of bars & restaurants and some of the leading commercial occupiers in the City Fringe. The property is also within a 5-minute walk of Shoreditch High Street Station and a short distance from Liverpool Street and Old Street Station.

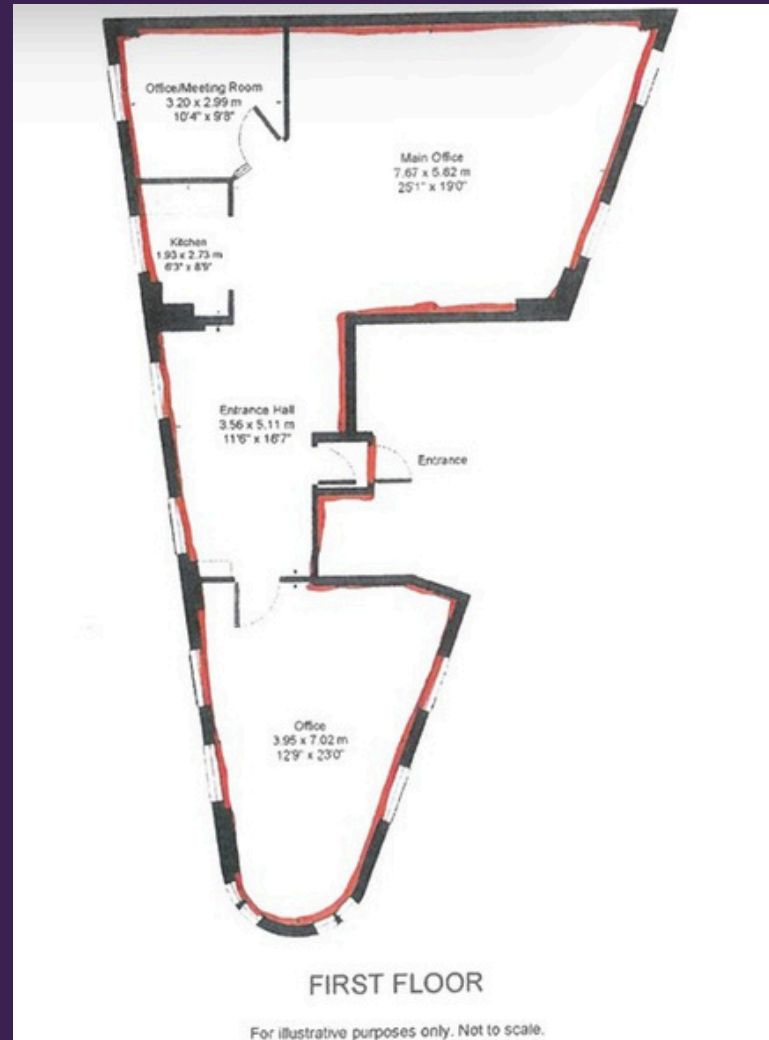
DESCRIPTION

Located on the first floor of this iconic Flat Iron building, this space boasts exceptional natural light, high ceilings, and windows on all sides. Ideal for both client-facing and back-office operations, it features a spacious, well-lit boardroom and an internal director's office/meeting room. Tenants also enjoy access to a communal roof terrace. Available on either a traditional lease or a managed arrangement.

AMENITIES

- Flat Iron Building
- Communal WC's
- Perimeter Trunking
- Video Entry phone
- Board Room
- Private office/Internal meeting room
- Open plan for 12-14 Desks
- Waiting Area
- High Ceilings
- Dual Aspect
- Excellent Natural Light with windows to all sides
- Kitchenette
- Carpeted
- Can be offered fully furnished or empty on either a traditional lease or a managed offering
- Communal Roof Terrace

PROPERTY INFORMATION



FLOOR PLANS

**RENT**

£30 per sq ft per annum

TERM

The premises are available to let on a new FR&I lease (outside the Landlord & Tenant Act) for a term by arrangement.

RATEABLE VALUE

£35,000

SERVICE CHARGE

£10 per sq ft per annum (includes building insurance)

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWINGS

By appointment only through agents Ian Scott International

FINANCIALS



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