
49

Tabernacle Street
Shoreditch
London
EC2A 4AA

An attractive self-contained office building of 3,704 sq ft (344.10 sq m)



Description

A self-contained warehouse office building situated over six floors. The ground floor has an attractive reception area and boardroom, together with built in cloakroom and WC. The upper floors have natural light at the front and rear with high ceilings and original pine floors. There are WCs on the ground to third floors and a shower also on the third floor. The top floor has a rear balcony and a fitted kitchen.

Amenities

- Own front door • Two entrances • Spacious reception area • Existing meeting room
 - Great natural light • Exposed brickwork • Pine wood floor boards • Kitchenettes
 - Built in cloakroom • Shower facilities • Roof terrace on top floor
 - Fibre optic line installed • New gas boiler
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Location

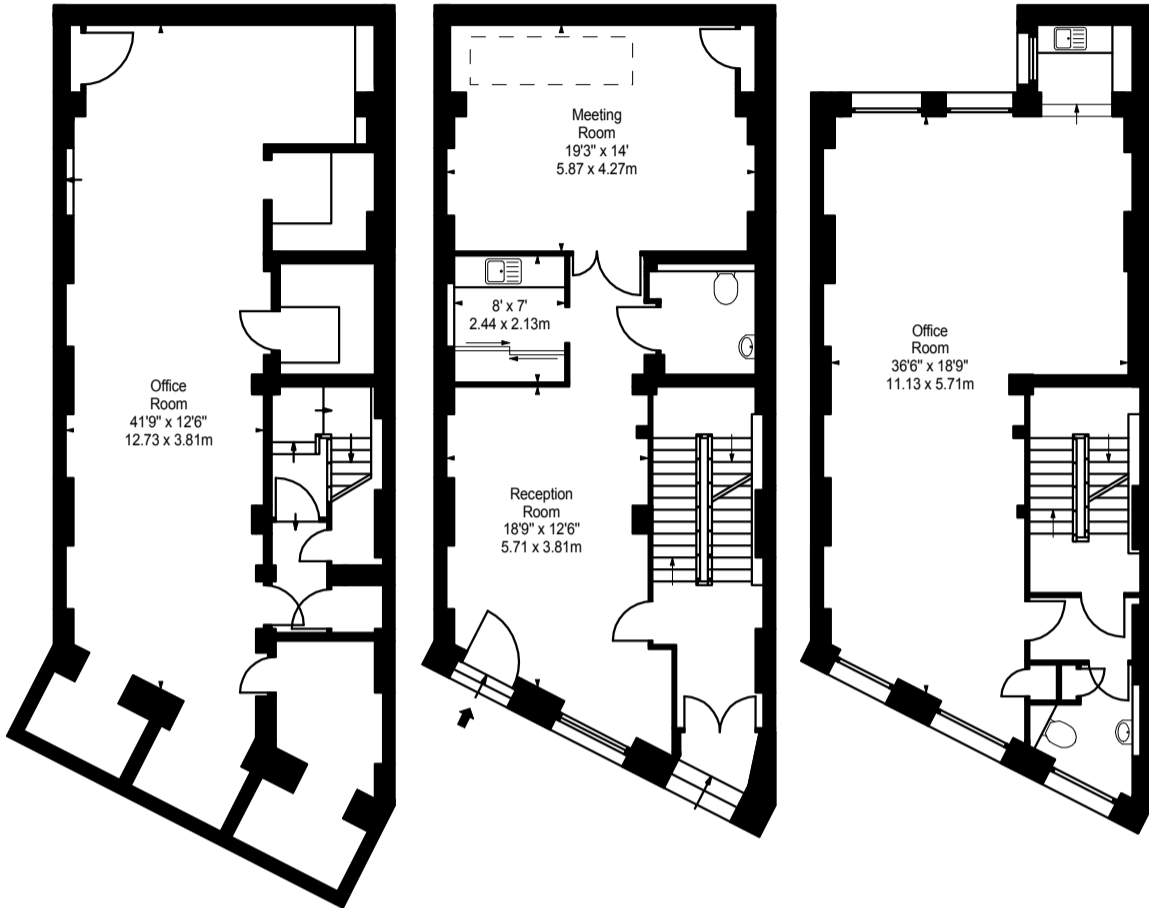
49 Tabernacle Street is located in the heart of the creative, tech and media district of Shoreditch.

This vibrant area is also known for its many bars, cafes and shopping opportunities.

The offices are just a short walk to Old Street roundabout and tube station (Northern Line and National Rail service).



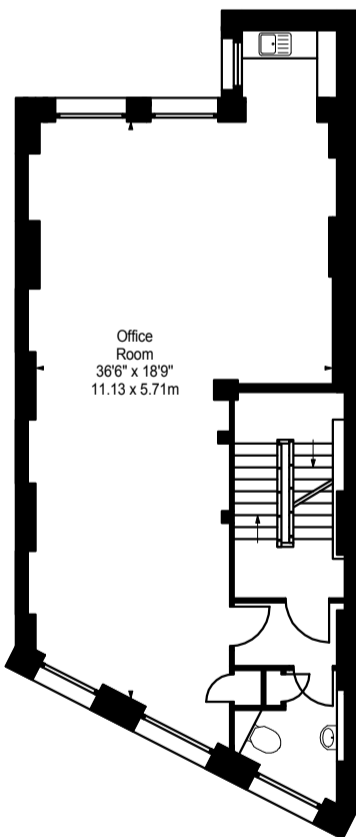
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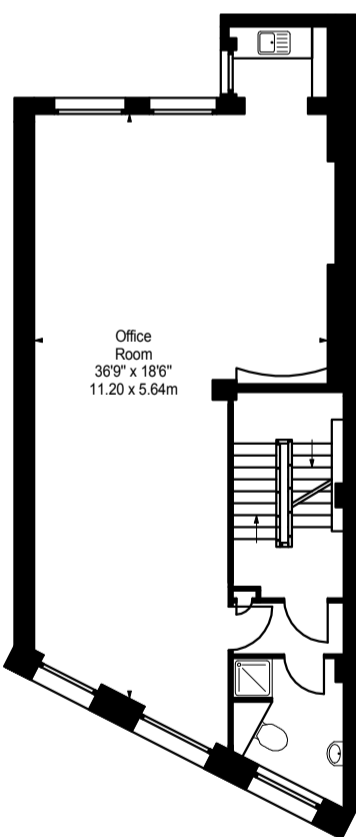
LOWER GROUND FLOOR
804 sq² - 74.69 m²

GROUND FLOOR
619 sq² - 57.51 m²

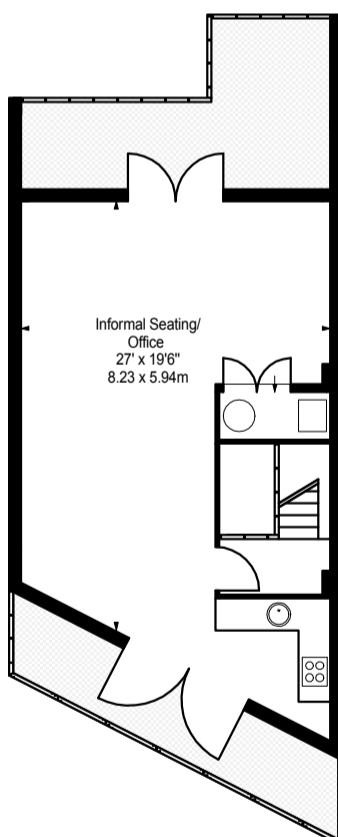
FIRST FLOOR
598 sq² - 55.55 m²



SECOND FLOOR
600 sq² - 55.74 m²



THIRD FLOOR
595 sq² - 55.28 m²



FOURTH FLOOR
488 sq² - 45.34 m²

Important Notice

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract.

No representation or warranty whatever is made or given by the vendor or agents

Dowd & Company Chartered Surveyors.

All floor areas are approximate.

Lease Terms

A new full repairing and insuring lease for a term by arrangement direct with the landlord.

Rent

Rent £49.50 per sq ft (£183,400 per annum, plus VAT).

1st April 2018/2019 Rates

We understand that the rates are approximately £10.20 per sq ft overall for the year. Interested parties must verify these figures from the London Borough of Islington.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Rating E grade (110). Available on request.

Floor Areas

The approximate floor areas are as follows

Lower Ground Floor : 804 / 74.69

Ground Floor : 619 / 57.51

First Floor : 598 / 55.55

Second Floor : 600 / 55.74

Third Floor : 595 / 55.28

Fourth Floor : 488 / 45.33

Total : 3,704 / 344.10

Contact

For further information or to arrange a viewing please contact the joint letting agents, Anton Page and Dowd & Company Chartered Surveyors.

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PAGE** 

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CO**
Chartered Surveyors
& Property Consultants