



ROCHELLE SHOREDITCH E2

772-3,122 SQ FT OF
STUNNING OFFICE SPACE
AVAILABLE FOR RENT

STUDIO 4 772 SQ FT | STUDIO 5 2,350 SQ FT

 Belchak
Corin & Co.

Location

Rochelle is located on Arnold Circus at its junction with Club Row in the Heart of London's East End, within the Boundary Estate Conservation Area. Shoreditch is a leading location for creative occupiers and the area offers a wealth of restaurant and retail amenities including Barbor & Parlour, Leilas, Allpress and the Albion.

The area is also well served by Underground and Bus services, being within easy walking distance of Shoreditch High Street, Old Street and Liverpool Street Stations.

Description

Rochelle comprises a cluster of three unique former school buildings erected in the late 19th Century. Now home to a thriving community of occupiers within the creative and fashion industries, together with the renowned Rochelle Canteen restaurant.

Available to the open market for the first time, a stunning first floor studio premises comprising of mainly open plan space with an abundance of natural light, the studio would ideally suit a wide variety of established occupiers within the Creative & TMT Sectors.

The space includes a contemporary kitchenette in situ.

Amenities

- Unique Office Premises
- Attractive Location
- Setback Courtyard Entrance
- Amazing Natural Light
- Feature Staircase
- Kitchen Facilities



Accommodation

Studio 4: 772 sq ft
Studio 5: 2,350 sq ft
Total: 3,122 sq ft

Lease term

A new lease direct from the Freeholder to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Service Charge & Insurance

We have been informed by our client that the service charge & buildings insurance are currently £9.70 psf. There is also a sinking and reserve fund collected based upon a figure of £1.30 psf.*

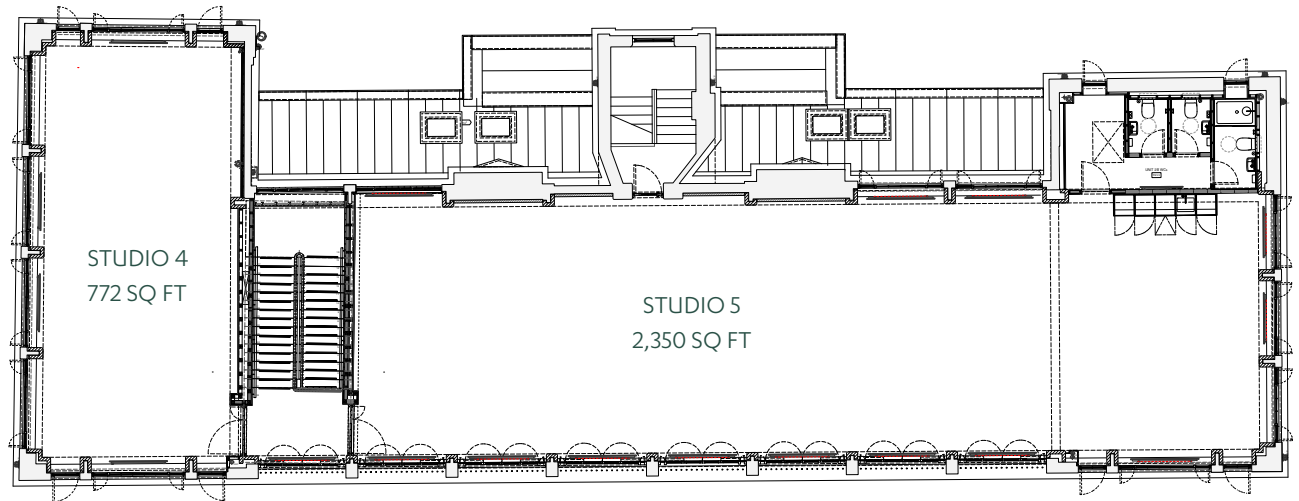
* Electricity payable in addition to Service Charge, recharged by Landlord based on consumption, average is £1.50 p/sq ft

VIDEO TOUR OF THE PROPERTY



ROCHELLE

ROCHELLE



Business Rates

We understand the rates payable are £ 37,182 per annum equating to £11.90psf, interested parties should make their own enquiries in this regard.

Quoting rent

£62.50 psf exclusive.

EPC

An EPC has been commissioned and will be dispatched with legal documentation.

Legal Costs

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

MISREPRESENTATION ACT

These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Viewings

Viewings via sole agents:

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