

PRIME SHOREDITCH
WAREHOUSE STYLE
OFFICE PREMISES

HUDSON YARD
EC2A

1,084 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

This 1st floor office premises forms part of a stunning original warehouse building. The premises offers beautiful office space which benefits from excellent natural light, exposed brickwork, stunning wooden floors, meeting room, kitchenette and two WC's. This office would be of strong interest to a range of media, tech or other occupiers.

AMENITIES



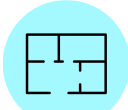
EXCELLENT
TRANSPORT LINKS



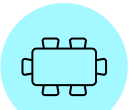
WAREHOUSE STYLE
FEATURES



GOOD NATURAL LIGHT



OPEN PLAN



MEETING ROOMS



PRIME LOCATION



GREAT CEILING HEIGHTS



COURTYARD



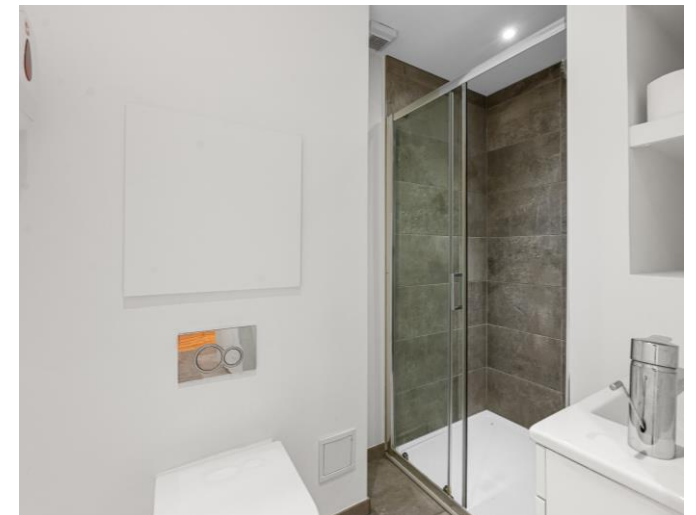
KITCHENETTE

CHARACTERFUL WAREHOUSE STYLE OFFICE SPACE IN PRIME SHOREDITCH



BELCOR

HUDSON YARD
SHOREDITCH EC2A



TRANSPORT

Old Street - 5 mins



Shoreditch High Street - 9 mins



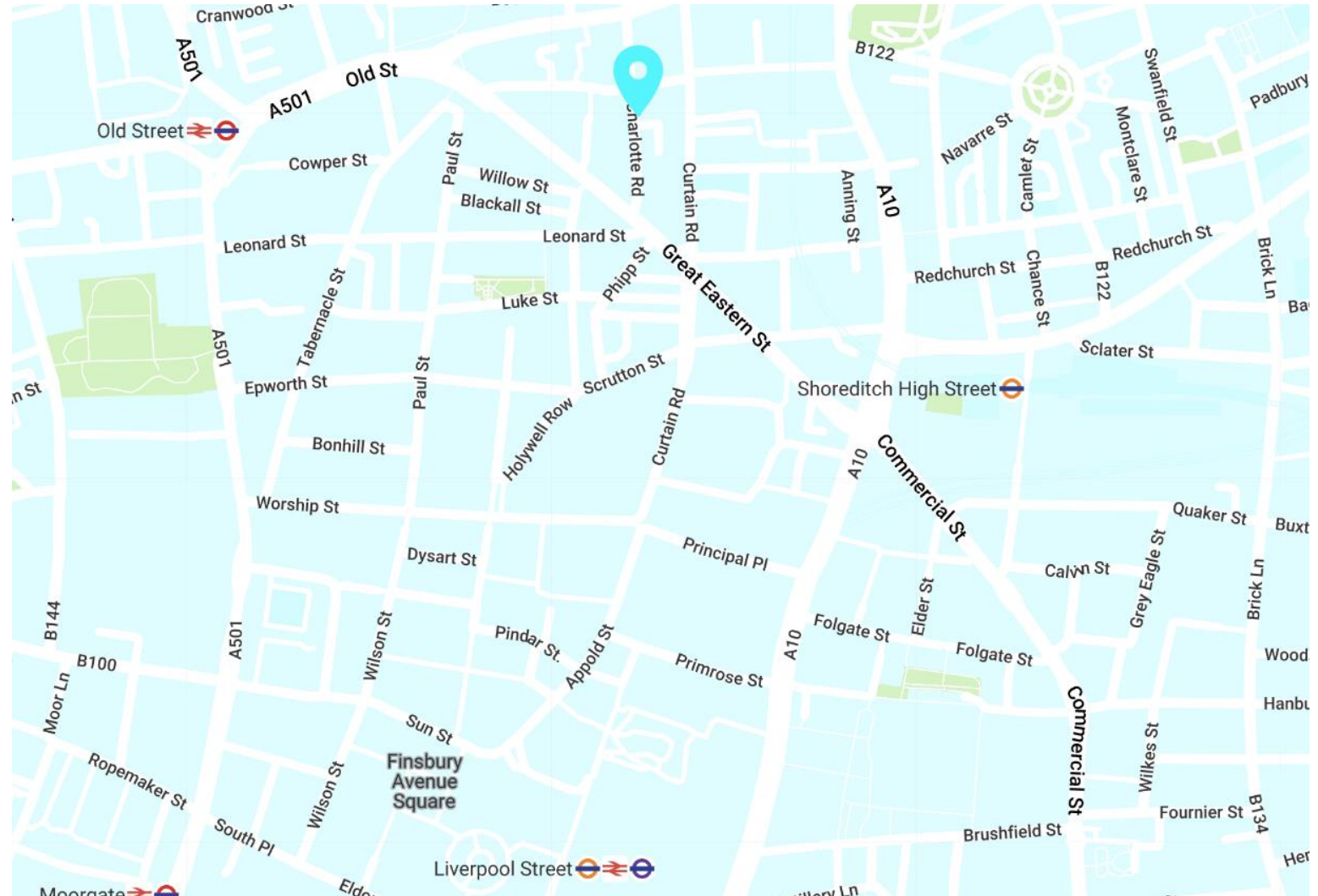
Liverpool Street - 12 mins



AREA

Hudson Yard is located in a prime position on Charlotte Road, between the junctions with Rivington Street and Great Eastern Street in the heart of Shoreditch. Old Street Station & Shoreditch High Street Overground station are within a few minutes' walk, Liverpool Street Station is also within close proximity. The building is situated amongst a host of bars, restaurants, and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

LEASE	UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Traditional	Unit 3	1,084	Available	£55.00	£16.00	£7.98	£7,134.53
Managed	Unit 3	1,084	Available	£111.48 psf inc.	-	-	£10,070.36

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

This office also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA SOLE AGENTS

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