

To Let

Office 7,690 sq ft NIA

99 Clifton Street, London, EC2A 4TP



Summary

- 99 Clifton Street is a high quality, energy efficient, prominent Shoreditch building
- Type: Office
- Tenure: To Let
- Size: 7,690 sq ft NIA
- Rent: Available on Request

Highlights

- Excellent communication links
- Fitted out
- Generous ceiling heights
- Exceptional local amenities
- Prominent development
- Onsite Café and terrace

Location

The building is located in the Shoreditch area, equidistant between Old Street, Moorgate and Liverpool Street underground stations.

Availability

1st Floor - 7,690 sq ft

Specification

The building is an outstanding new development within the area, having been constructed in 2015. It sits in a prominent location on the western side of Clifton Street and benefits from a high quality steel framed base build with an exposed brick exterior finish and aluminium framed windows with high quality glazing. Internally there are polished concrete structural columns, aesthetic exposed services throughout and raised floors.

The first floor is predominantly open plan and benefits from high quality meeting rooms and a potential break out area.

The space may be provided with cabling already in situ and furniture by separate arrangement allowing for a "plug and play" opportunity that could expedite a transaction.

Availability

1st Floor - 7,690

Terms

The accommodation is available by way of a sub lease for a flexible terms to be agreed between parties.

Viewings

Strictly by appointment by the sole agents.

Energy Performance Rating

This property has been graded as 22(A).

Rent

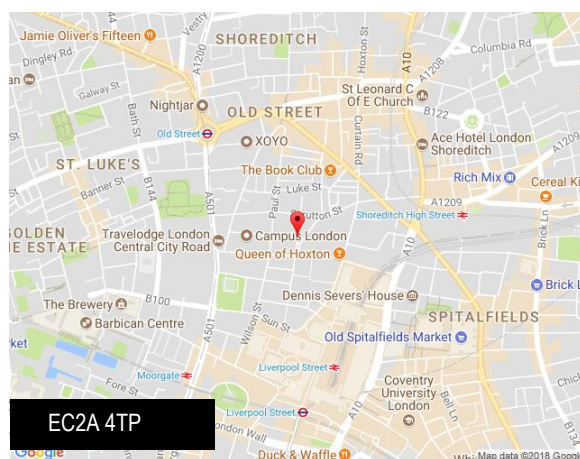
Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Michael Davis

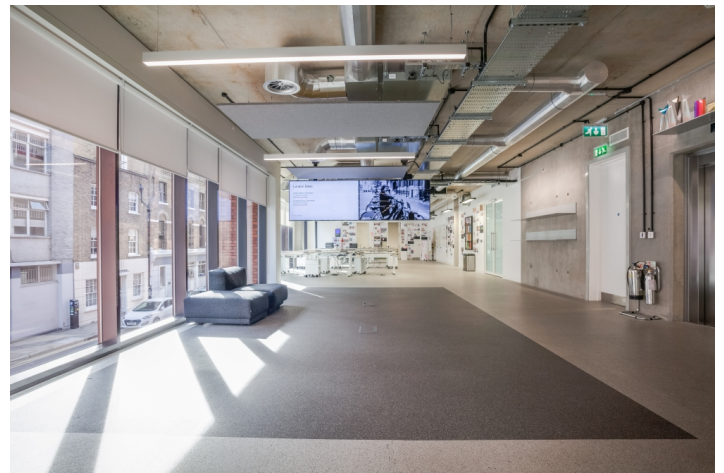
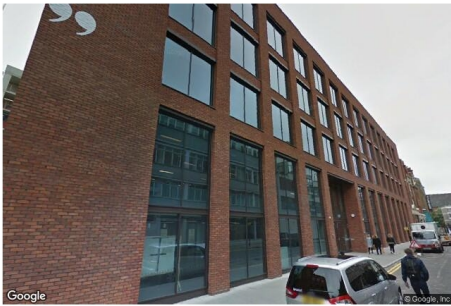
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