

To Let

**Fitzroy House , 1-15 Clere Street, Shoreditch,
London, EC2A 4UY**

7,932 to 24,584 sq ft

- Plug & Play
- Self-contained
- Dedicated Reception
- Fitted Out
- Excellent Natural Light



Location

The property is well located in the heart of Shoreditch, equidistant between Moorgate, Old Street and Liverpool Street stations, all within a 5 minute walk.

Accommodation

Fitzroy House would suit a range of occupiers from media companies to professional services. The available accommodation is provided over 2nd and 3rd floors.

Incoming occupiers will benefit from a dedicated entrance and reception on Clere Street.

The floors provide excellent natural light, with an open plan, existing fit-out with meeting rooms in situ. Furniture is also available to provide plug & play space.

Local Amenities

There is an eclectic mix of local restaurants, cafes and leisure operators in the immediate vicinity. Neighbouring restaurants and bars include Dishoom, Eyre Brothers, HKK, Pizza Buzz, Tramshed, Flight Club, Queen of Hoxton and The Book Club to name a few.

Accommodation

Available as a whole or floor by floor on a sublease to 2025.

There is a rent review in April 2020

Floor / Unit	Size	Availability
2nd	16,652 sq ft	Available
3rd	7,932 sq ft	Available

EPC

Available upon request.

Rent

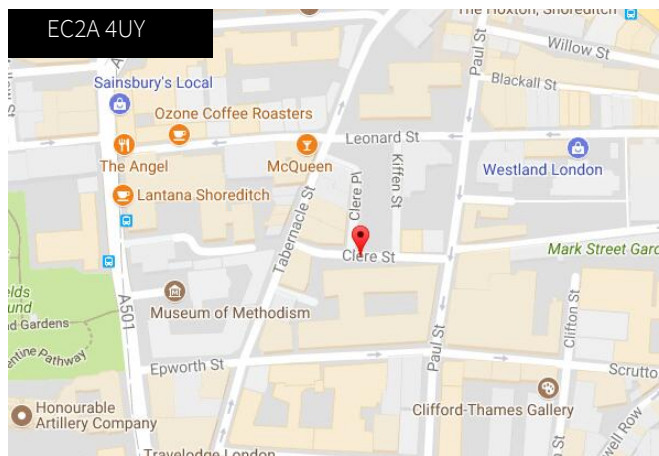
£37.50 per sq ft

Business Rates

Rates Payable (2017/2018): £14.70 per sq ft

Service Charge

£6.52 per sq ft



Contacts

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