



# 80 GREAT EASTERN STREET EC2A

**4TH FLOOR FULLY FITTED OFFICE SPACE TO LET**  
6,888 SQ.FT (639.9 SQM)



PLEASE FOLLOW US ACROSS ALL  
OF OUR SOCIAL MEDIA CHANNELS

**DeVono**

# INTRODUCTION

DeVono are delighted to be able to offer the 4th floor which provides 6,888 SQ.FT of fully fitted quality office space available on flexible terms.

The 4th floor is available by way of an assignment of the existing lease which expires October 2022 alternatively a new lease directly from the landlord may be available.

The available office accommodation comprises of the entire 4th floor and is arranged in a mostly open plan fashion with meeting rooms and a large breakout & kitchen area.

- ✓ Fully plug and play offering
- ✓ 96 open plan desks
- ✓ Boardroom
- ✓ Dedicated comms room
- ✓ Demised kitchen and breakout area
- ✓ Air conditioning
- ✓ 24hr Access
- ✓ Refurbished reception
- ✓ Demised WC's

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQ.FT)
4th	6,888	639.9	£55.00



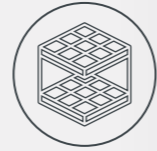
**FITTED**  
office space



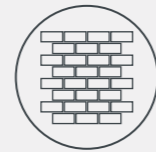
**SITUATED**  
in key location



**KITCHENETTE**  
onsite



**FULLY**  
access raised floor



**BRICKWORK**  
exposed



**2X PASSENGER**  
lift



Clockwise from left: Reception area, main office space, breakout area



## LOCATION

Transport links are excellent with Old Street (Northern line, National Rail Services) and Shoreditch High Street Overground stations both within easy walking distance of the building.

In close vicinity of the building there is an excellent array of restaurants and bars.

## TERMS

Available by way of an assignment of the existing lease which expires in October 2022 or alternatively a new lease may be available from the Landlord for a term by arrangement.

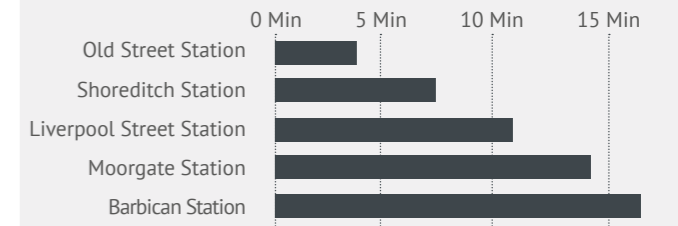
Passing Rent	£55.00
Building Rates	£22.42 per SQ.FT
Service Charge	£10.00 per SQ.FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

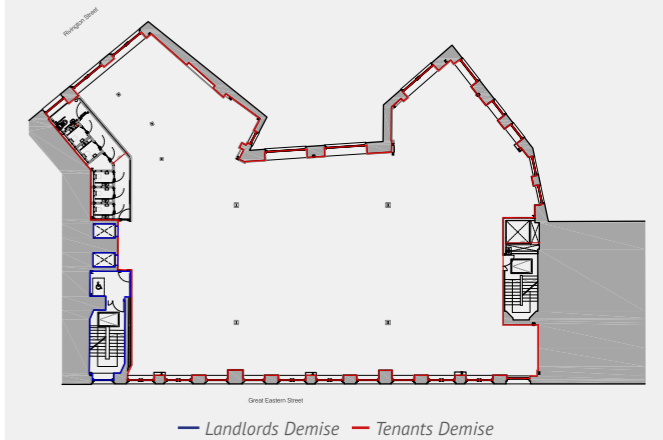
## EPC

Rating: C

## WALKING DISTANCES



## FOURTH FLOOR PLAN\*



\*Floor plan not to scale



**MISREPRESENTATION ACT**  
These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. **SUBJECT TO CONTRACT**

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

DAVID BARRINGTON  
T: 020 7451 1332  
M: 07967 345 830  
db@devonocresa.com

ALEX LAWS  
T: 020 7451 1325  
M: 07767 608 304  
al@devonocresa.com



PLEASE FOLLOW US ACROSS ALL  
OF OUR SOCIAL MEDIA CHANNELS

**DeVono**