



80 GREAT EASTERN STREET EC2A

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



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DeVonocresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa 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.

3D WALKTHROUGH

Please [click](#) for the 3D walkthrough of the 4th floor.

- ✓ 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



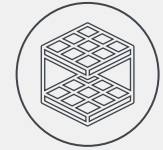
FITTED
office space



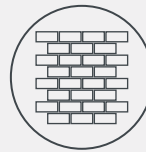
SITUATED
in key location



KITCHENETTE
onsite



FULLY
raised access
floor



BRICKWORK
exposed



2X PASSENGER
lift



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



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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.

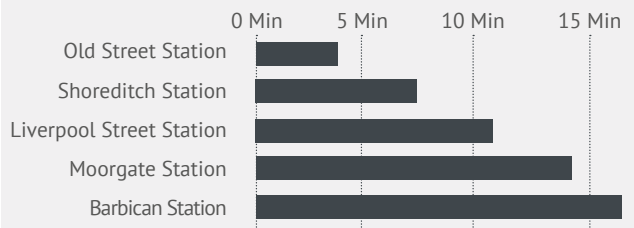
Passing Rent	£55.00
Building Rates	£22.42 per SQ.FT
Service Charge	£10.00 per SQ.FT

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

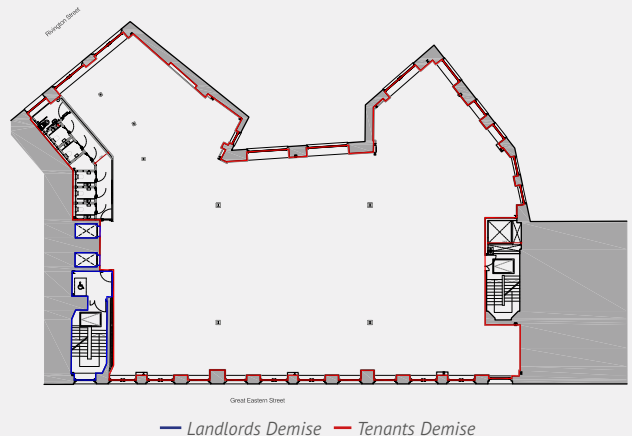
EPC

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 Cresa.

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



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