

1-3 Worship Street, EC2

1,273 - 2,285 sq ft media/tech style office available in Shoreditch

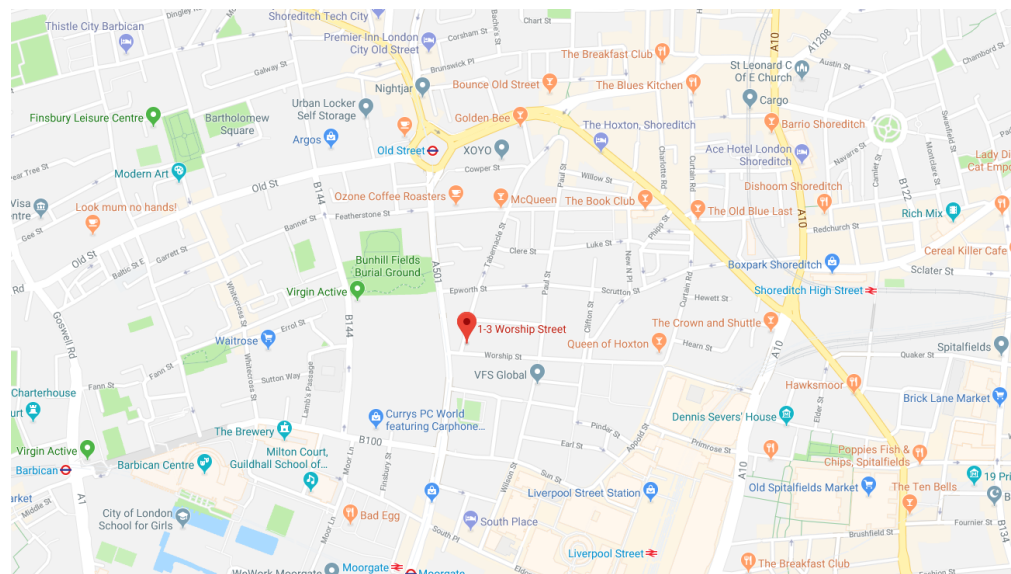


LOCATION

1-3 Worship Street is a prominently located office building on the junction between Worship, City Road and Tabernacle Street. The property is across the road from the Alpha Beta building, therefore in a pivotal position where the City meets Shoreditch, in an area very popular with a wide variety of creative and TMT local occupiers.

The property benefits from excellent transport links with Old Street (Northern line), Moorgate (Northern & Circle lines) and Liverpool Street (Network Rail and Underground - Northern, Circle, District and Hammersmith & City, Central Lines) all within easy walking distance. Transport links will see further improvement with the opening of the Elizabeth Line (Crossrail) at Moorgate and Liverpool Street.

MAP



CONTACT US

By appointment through sole agents:

BBG Real Estate Advisers

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DESCRIPTION

1-3 Worship Street is a corner sited office building constructed over lower ground, ground and 1st - 3rd floors. The office floors have been redecorated and comprise efficient floor plates in a superb location.

AMENITIES

- Redecorated offices
- Self contained entrance to ground floor
- Perimeter Trunking
- Exposed slab with pendant lighting
- Air conditioning in part
- Central heating
- Excellent natural light

TERMS: The floors are available on flexible new leases direct from the freeholder for a term to be agreed. The leases will be outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

RENT: £39.50 per sq ft

RATES: £16.00 per sq ft (est)

S/CHG: £8.76 per sq ft (est)

VAT: The property is elected for VAT purposes.

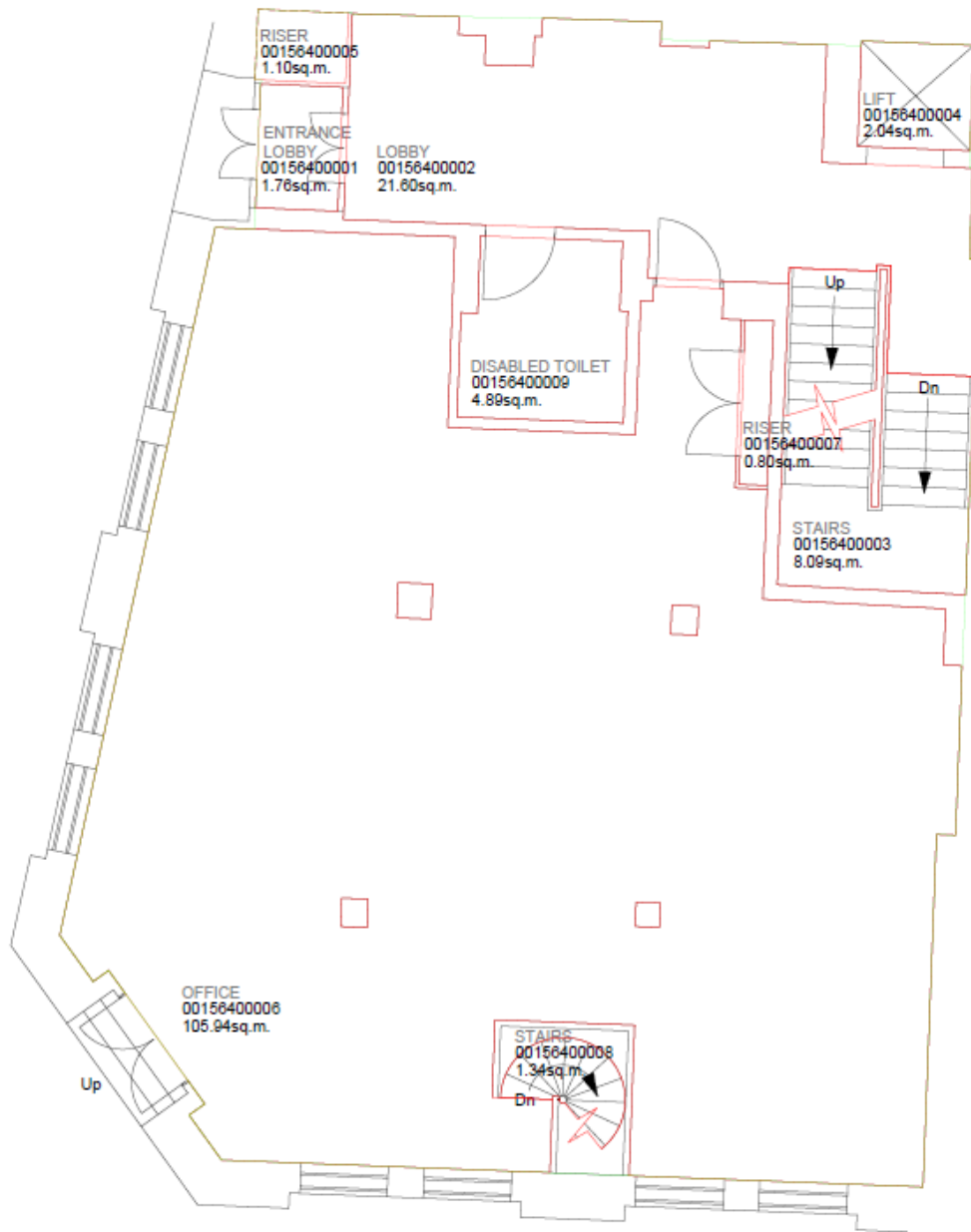
EPC: EPC C – 54 (available upon request)

FLOOR AREAS

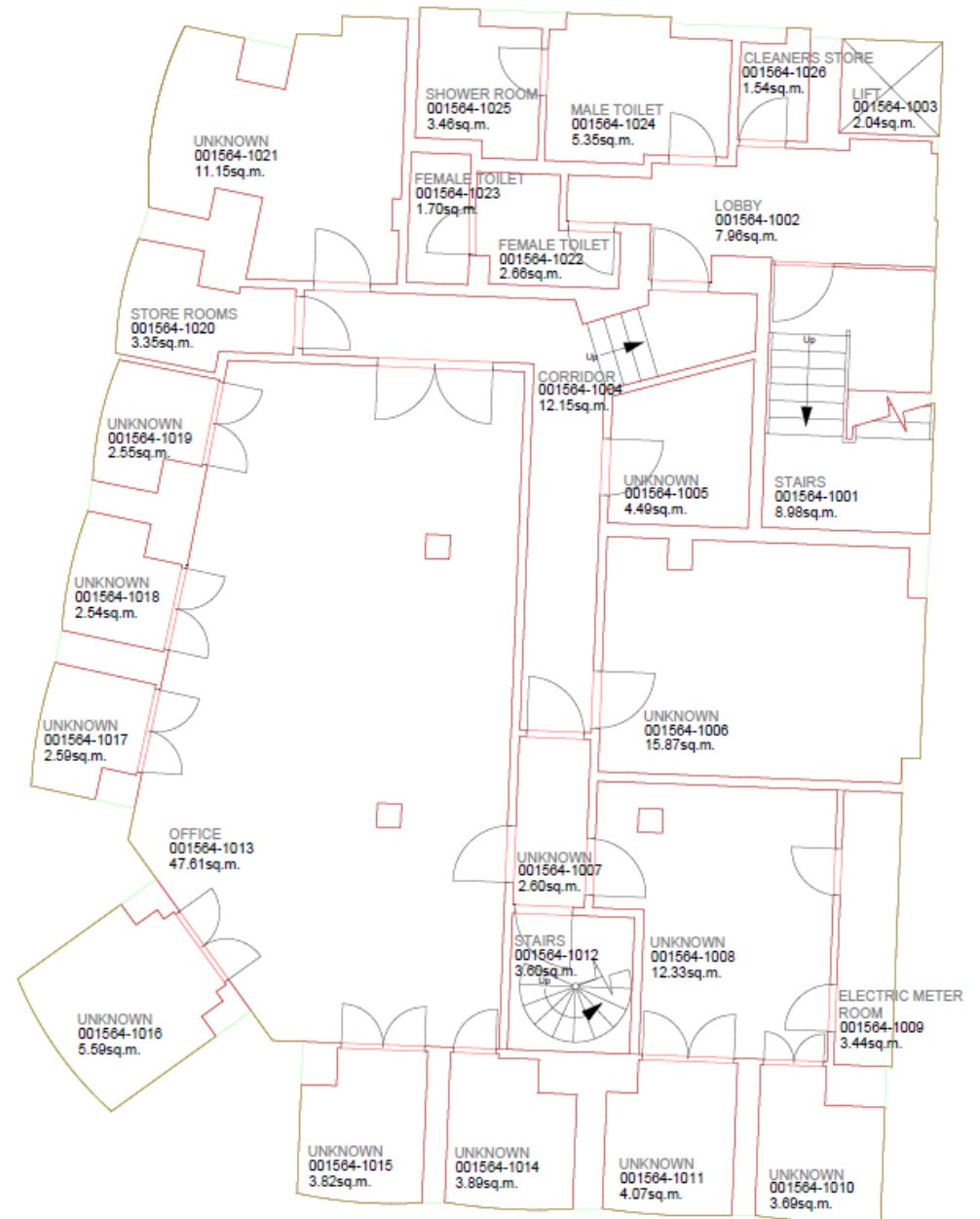
FLOOR	SQ FT	SQ M	STATUS
Third	1,332	123.8	Let
First	1,273	118.3	Available
Ground & Basement	2,285	212.3	Available
TOTAL	4,890	454.4	

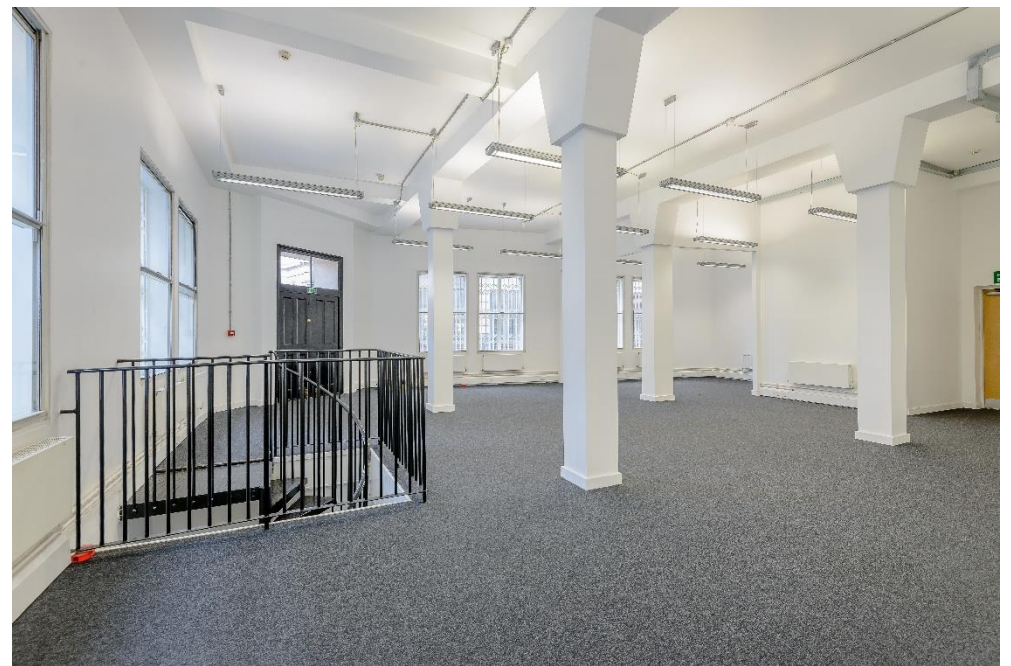


Ground

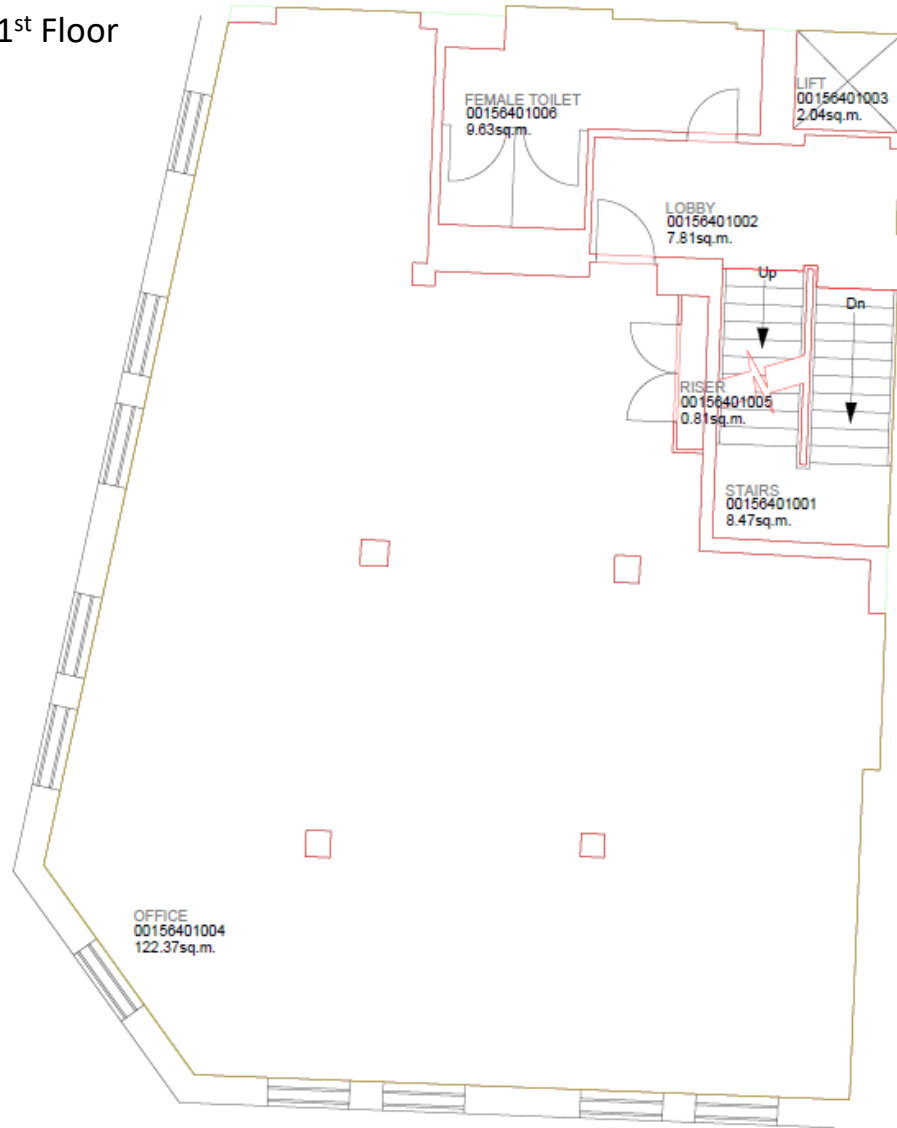


Basement





1st Floor



+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

bbgⁱⁱⁱ
real estate advisers