

31 WORSHIP STREET

London EC2

Newly refurbished, light & bright office in fantastic North City / Shoreditch location.



Summary

2 Floors | 2,819 - 6,934 Ft²

Guiding Rent | £47.50 Ft² (3rd Floor)

Contact us

Viewing is strictly by prior appointment
with Colliers International through:

020 7487 1900



PROPERTY DESCRIPTION

31 Worship Street ideally located in the centre London's Tech City. The building benefits from a contemporary remodelled reception, commissionaire, bicycle storage and shower facilities.

The available 3rd floor is due to be refurbished to provide brand new light and bright office space with brand new A/C, new suspended ceiling and LED lighting.

The 5th floor is due to be available in Q3 2020.

The building benefits from excellent transport links with Moorgate, Old Street and Liverpool Street stations all within a 10-minute walk.

VAT

The building is elected to VAT.

Tenure

Leasehold.

Lease Term

New lease available direct from the Landlord for a term to September 2027.

AMENITIES

The 3rd floor is due to undergo a comprehensive refurbishment, as well as the recent refurbishment of the commons parts, means the building benefits from the following amenities:

- New air conditioning
- New and remodelled suspended ceiling with the benefit of increased natural light
- New recessed LED lighting
- New vinyl/wooden floor covering
- Perimeter trunking
- Redecorated Male & Female WC's
- Refurbished contemporary reception
- Commissionaire
- Two passenger lifts
- Showers
- Bike storage
- 24-hour access

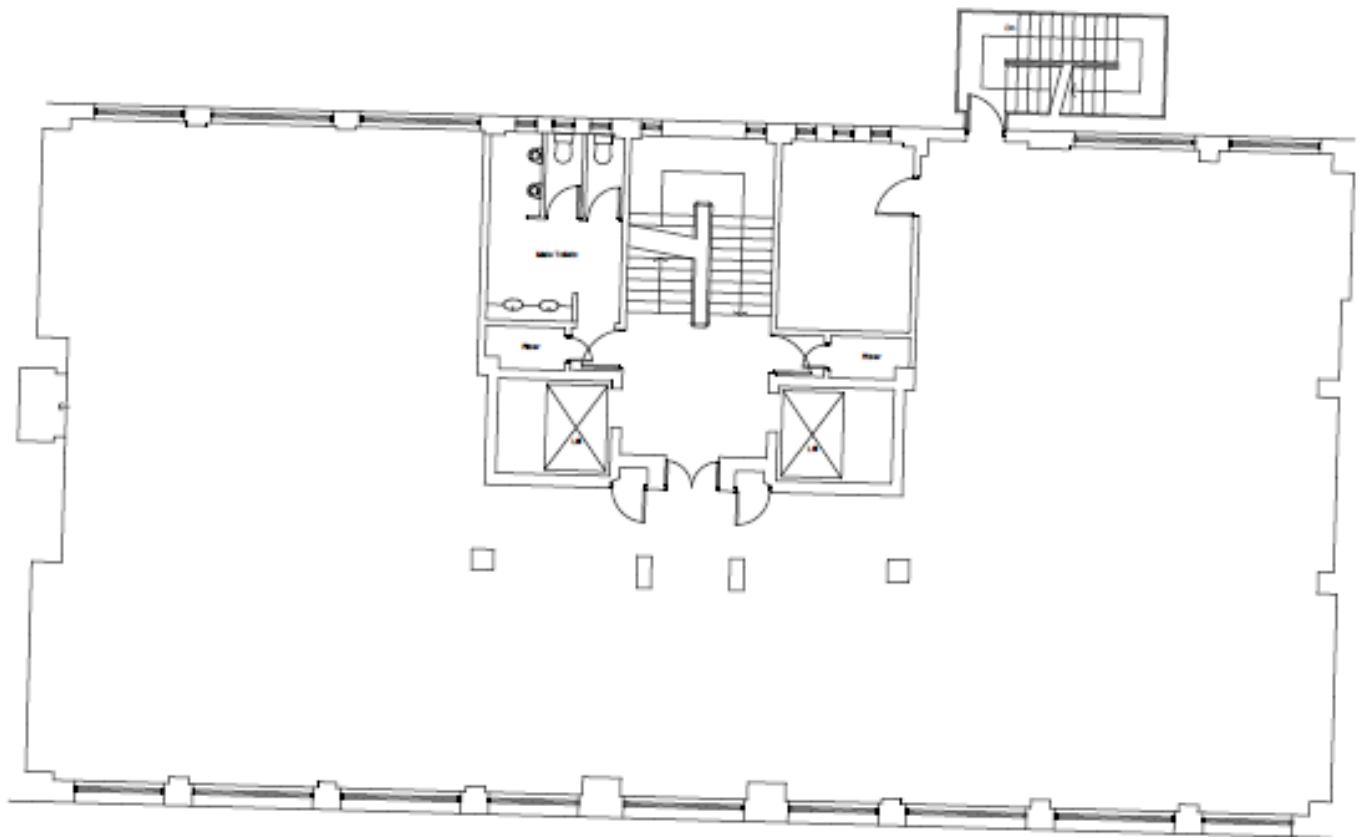
FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft ² Approx.	Rent /Ft ²	Est. Service Charge /Ft ²	Est. Rates /Ft ²	Total /PA	Availability / Status
5 th Floor	2,819	POA	£12.00	£16.75	POA	Q3 2020
3 rd Floor	4,115	£47.50	£12.00	£16.75	£313,769	Available
TOTAL	6,934					

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



FLOOR PLAN (3RD FLOOR)





CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

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