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DELIVERING AT  
THE POST OFFICE...

WITH 5 MONTHS RENT FREE!!

1,546 SQ. FT.

144 SQ. M.

The Brokedown PALACE

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178

The Brokedown  
LACE

FREE CASH  
WITHDRAWALS

Serving  
Shoreditch's  
shoppers a  
little better  
every day

**1<sup>st</sup> Floor, The  
 Old Post Office,  
 176-179  
 Shoreditch  
 High Street,  
 E1 6HP**



**Viewings  
 through  
 sole agents:**

**Jonny Novick**  
 jn@ionic.uk  
 07811 100 622

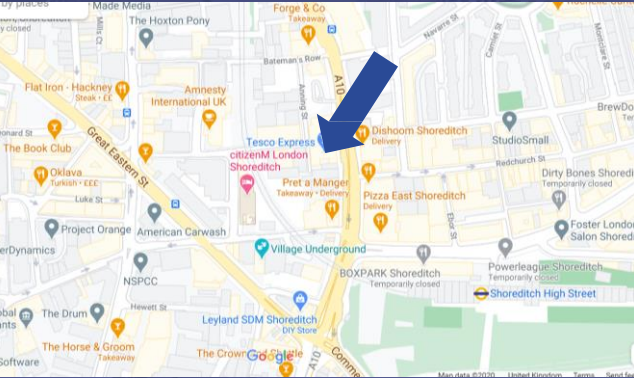
**Michael Firestone**  
 mf@ionic.uk  
 07909 224 095

**Virtual Tour - <https://my.matterport.com/show/?m=eL5KsiLhcml>**

**Modern, Creative  
 Style Suite In The  
 Heart of Shoreditch**

**1,546 Sq. Ft.  
 144 Sq. M.**

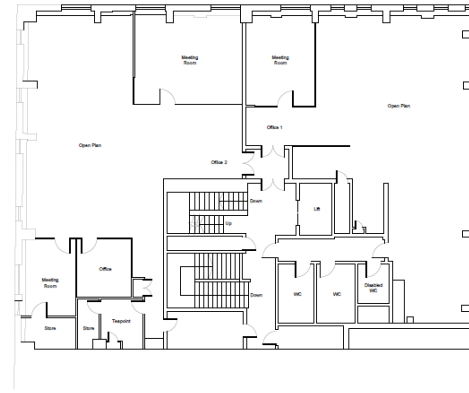
<b>RENT PA /SQ. FT.</b>	<b>BUSINESS RATES PA /SQ. FT.</b>	<b>SERVICE CHARGE PA /SQ. FT.</b>	<b>TOTAL INCLUSIVE COST PA PCM</b>
<b>£65,705 £42.50 With 5 Months Rent Free</b>	<b>£16,093 £10.50</b>	<b>£5,267 £3.50</b>	<b>£87,065 £7,255</b>



## THE OLD POST OFFICE, 176-179 SHOREDITCH HIGH STREET, LONDON E1 6HP

### Amenities:

- 1 x Meeting Room
- Breakout Area
- Raised Floors
- Part Carpet/Part Wooden Floors
- 18 x Desks
- Comfort Cooling
- WCs
- DDA Compliant Shower
- 24 Hour Access
- Double Glazed Windows
- Fibre Connectivity
- Perfect For Media Operator



### LOCATION:

Located on the corner of Shoreditch High Street and New Inn Yard in the heart of Shoreditch, close to the Tea Building. Transport links are excellent with Shoreditch High Street, Liverpool Street and Old Street all within a short walk. The area has many famous local cafes, restaurants and bars including The Shoreditch Hotel, The Blues Kitchen, Box Park Shoreditch, BRAT, Dishoom & Shoreditch House.

### ACCOMMODATION:

The self-contained suite includes a large meeting room, open plan office, breakout area, male and female toilets, DDA compliant shower, double glazed windows, raised flooring and part carpeted/part wooden floor sections.

### LEASE:

An assignment of the existing lease for a term expiring in May 2023, with five months rent free concession from the existing tenant. The lease is excluded from the Landlord & Tenant Act 1954.

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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

**Open Plan Office Area**



**Meeting Room**



**Open Plan Office Area**



**Breakout Area**

