



75 Great Eastern Street

75 Great Eastern Street, EC2A 3HN

**Unique and prominent
2,681 sq.ft. self-
contained ground and
basement showroom in
the heart of Shoreditch**

2,681 sq ft
(249.07 sq m)

- Character warehouse features throughout
- Vinyl flooring
- Brilliant ceiling heights
- Fully air conditioned
- WC and kitchenette
- Current tenant will accept offers for all the showroom fixtures and fittings

75 Great Eastern Street, London, EC2A 3HN

Description

This self-contained ground and lower ground premises is located on Great Eastern Street in the heart of Shoreditch. Currently arranged as a high end fashion showroom for Gear London and would suit a multitude of users to not only include a showroom but potentially STP uses in the leisure industry such as Yoga Studio. Benefiting from access both on Great Eastern Street and via Willow Street.

Location

Located a short walk from Old Street (Northern line) and Shoreditch High Street station (London overground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith and City lines, as well as National Rail services).

Accommodation

The accommodation comprises of the following

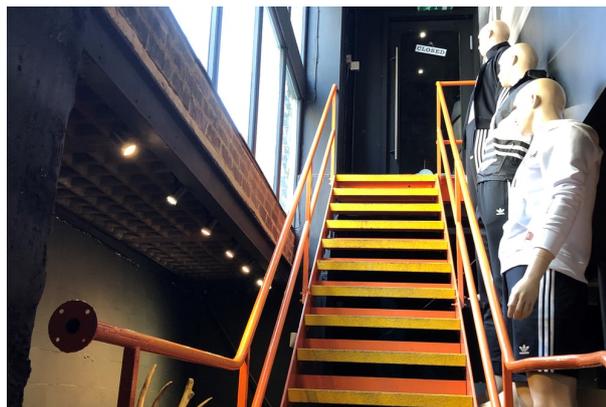
Name	Sq ft	Sq m	Availability
Basement	1,918	178.19	Available
Ground	763	70.89	Available
Total	2,681	249.08	

Specification

Character warehouse features throughout
Lino Flooring
Brilliant ceiling heights
Fully Air Conditioned
WC and kitchenette
Current tenant will accept offers for all the showroom fixtures and fittings
Ground floor office space accessed via Willow Street

Viewings

Strictly by appointment



Summary

Available Size	2,681 sq ft
Rent	£37.50 per sq ft
Business Rates	N/A
Service Charge	£3.00 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



Samantha-Jo Roberts
020 7749 3809 | 07809 091 305
samanthajor@stirlingackroyd.com



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com