



**47 Tabernacle Street**

**EC2A 4AA**

**Self contained  
Ground/Lower ground  
office for sale**

**1,441 sq ft**  
(133.87 sq m)

- High ceilings
- Exposed brickwork
- Share of Freehold
- Good natural light
- Ground floor frontage
- Short term income producing

# 47 Tabernacle Street, London, EC2A 4AA

## Description

47 Tabernacle St is a striking former warehouse building. The unit is arranged over raised ground and lower ground and accessed via a self contained entrance providing direct access on to Tabernacle St. The ground floor benefits from a reception area, excellent ground floor frontage, high ceilings, exposed brickwork and timber flooring. The lower ground contains the kitchenette, W.Cs and meeting rooms space.

## Location

The building is located on Tabernacle St in the heart of Shoreditch, close to its junction with Leonard St, positioned between four key transport hubs including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations which provide excellent links throughout London and beyond, Crossrail's opening at Liverpool Street Station will further reduce travel times locally and regionally.

## Specification

High ceilings  
Ground floor frontage  
Share of freehold  
Self contained  
Exposed brickwork

## Viewings

Via sole agents Stirling Ackroyd

## Terms

The premises are currently occupied on a lease expiring July 2021 at a rent of £68,500 pax, however could be sold earlier with vacant possession subject to negotiation.

Long leasehold with a share of freehold

## Virtual Tour

<https://my.matterport.com/show/?m=6GrNXQHMaS>



## Summary

Available Size	1,441 sq ft
Price	Offers from £999,999
Rates Payable	£11.37 per sq ft
Service Charge	£2,000 per annum
EPC Rating	Upon Enquiry

## Viewing & Further Information



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