

Alphabeta Building

2 Worship Street, Shoreditch, EC2A 2AH

Location

Alphabeta Building is located on the Northern border of Finsbury Square and boasts an impressive location between The City, Shoreditch and Old Street. The area is popular with a wide variety of creative and TMT local occupiers. Local amenities include shops, gyms, restaurants and bars.

Transport

Moorgate Station (National Rail and Underground) – 8 mins walk

Old Street Station (National Rail and Underground) – 8 mins walk

Liverpool Street Station (National Rail and Underground) – 10 mins walk

Barbican Station (Underground Station) – 13 mins walk

Quoting Rent

£32,532 p.a.x.

(£24.42 per sq ft)

Service Charge

Approximately £11.87 per sq ft

Accommodation

Alphabeta Building is an attractive period style office building dating from 1929 and was redeveloped in 2015. It is arranged over the lower ground, ground and nine upper floors.

The ground floor reception offers collaborative work space and there is a communal roof terrace. There is a state of the art cycle facility and squash court adjacent to the office space.

The lower ground office space is CAT A specification.

Lower Ground Floor **123.7 sq m** **1,332 sq ft**



B1 Office Space Fitted out

Amazing low value rent

Equidistant 5-minute walk Moorgate Crossrail, Liverpool Street Crossrail and Old Street

1,332 sq ft on Lower Ground Floor

Award winning building

Rare opportunity



Planning

E-class Planning (A1, A2, A3, B1, D1, D2)

Availability

December 2020

Tenure

Unit is available by way of lease assignment until December 2025. Subject to a rent review in late 2020.

EPC

The property has an EPC rating of 'D' 83

Rating Assessment

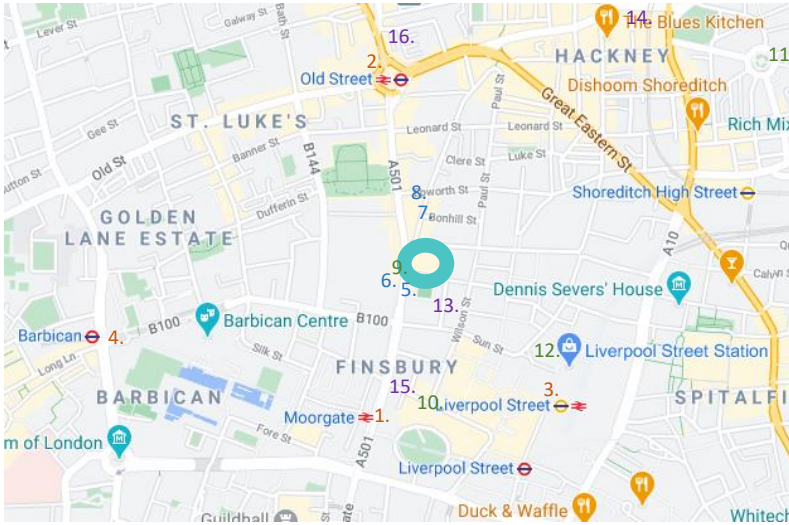
The property is listed as an Office and Premises and has a rateable value of £17,000 with effect from 1st April 2017

Costs

Each party to be responsible for their own legal cost incurred in the transaction

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Places of Interest

Location

Transport

1. Moorgate Station
2. Old Street Station
3. Liverpool Street Station
4. Barbican Station

Retail & Leisure

5. Fight Club
6. Finches
7. Pret A Manger
8. Tesco Express

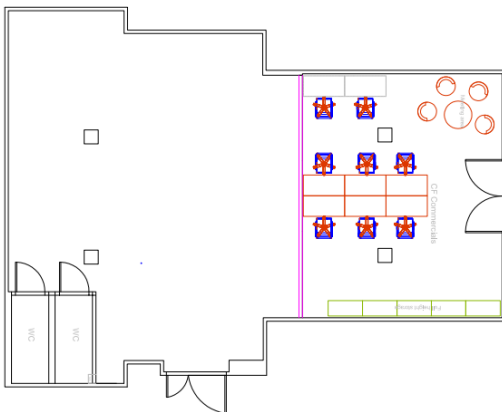
Gyms

9. Barry's Bootcamp
 10. DW Fitness
 11. Nuffield Health
 12. Virgin Active
- #### Hotels
13. Montcalm
 14. Hoxton
 15. South Place
 16. The Z Hotel

Interior



Floorplans



Bringing value to evolving and dynamic communities

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