



FOR SALE



**Ground Floor, 4 Ravey Street
EC2A 4QP**

PRIME SHOREDITCH GROUND FLOOR OFFICE/SHOWROOM FOR SALE

**1,700 sq ft
(157.94 sq m)**

- Fully glazed frontage
- Unique lateral studio
- Electric roller shutter
- Excellent ceiling height
- Skylights
- Can be sold fully fitted/plug and play

Ground Floor, 4 Ravey Street, London, EC2A 4QP

Description

Comprising a unique lateral studio floor, rarely available for sale or to rent. The space is situated on the ground floor of an attractive victorian warehouse with a fully glazed frontage secured behind an electric roller shutter.

Recently transformed by the current owners, the studio has been fully refurbished to include new suspended high quality laminate flooring throughout, air conditioning and suspended LED strip lights. An attractive black framed glass partitioned meeting room to the front of the space also acts as a natural and welcoming reception area. There is a further private office partitioned with the same materials further along into the main workspace, creating a blend of open plan and private working areas.

Kitchen with dishwasher and free standing Miele fridge/freezer alongside break out area can be found to the rear of the studio and benefit from the full run of skylights that cover the left hand side of the ceiling.

A perfect space for office and showroom occupiers looking to benefit from the ground floor aspect, with a good branding opportunity on the glazed frontage.

Location

Situated very close to the corner of Ravey Street and Leonard Street, being a stones throw from the Haart Shoreditch Hotel, Nobu Hotel and the Mondrian Shoreditch. Also the countless coffee shops, bars and restaurants the Shoreditch triangle provides.

Boxpark and Broadgate/Liverpool Street are less than a 10 minute walk providing shopping amenities and excellent transport links.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,700	157.94	Available
Total	1,700	157.94	

Specification

High speed internet

Very high specification finishes

Suspended high quality timber style flooring throughout

Glazed frontage

High ceilings

Attractive meeting room/partitions

Air conditioning

Perfect showroom space

Viewings

Strictly by appointment with Stirling Ackroyd

Terms

Virtual freehold – 999 years from March 2010



Summary

Available Size	1,700 sq ft
Price	£1,650,000
Rates Payable	£2,445 per month
EPC Rating	Upon Enquiry

Viewing & Further Information

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Virtual Tour

<https://view.ricohtours.com/87959674-a602-49c8-96c5-88d789c9f0f0?type=compact>

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