

# CFK

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[www.cfklp.co.uk](http://www.cfklp.co.uk)

The Tea Building  
56 Shoreditch High St  
London E1

Genuine Plug & Play Offices  
With Great Facilities  
935ft<sup>2</sup> To Let



# The Location

The Tea Building is in the heart of Shoreditch, overlooking Shoreditch High St, with its main reception on Bethnal Green Rd.

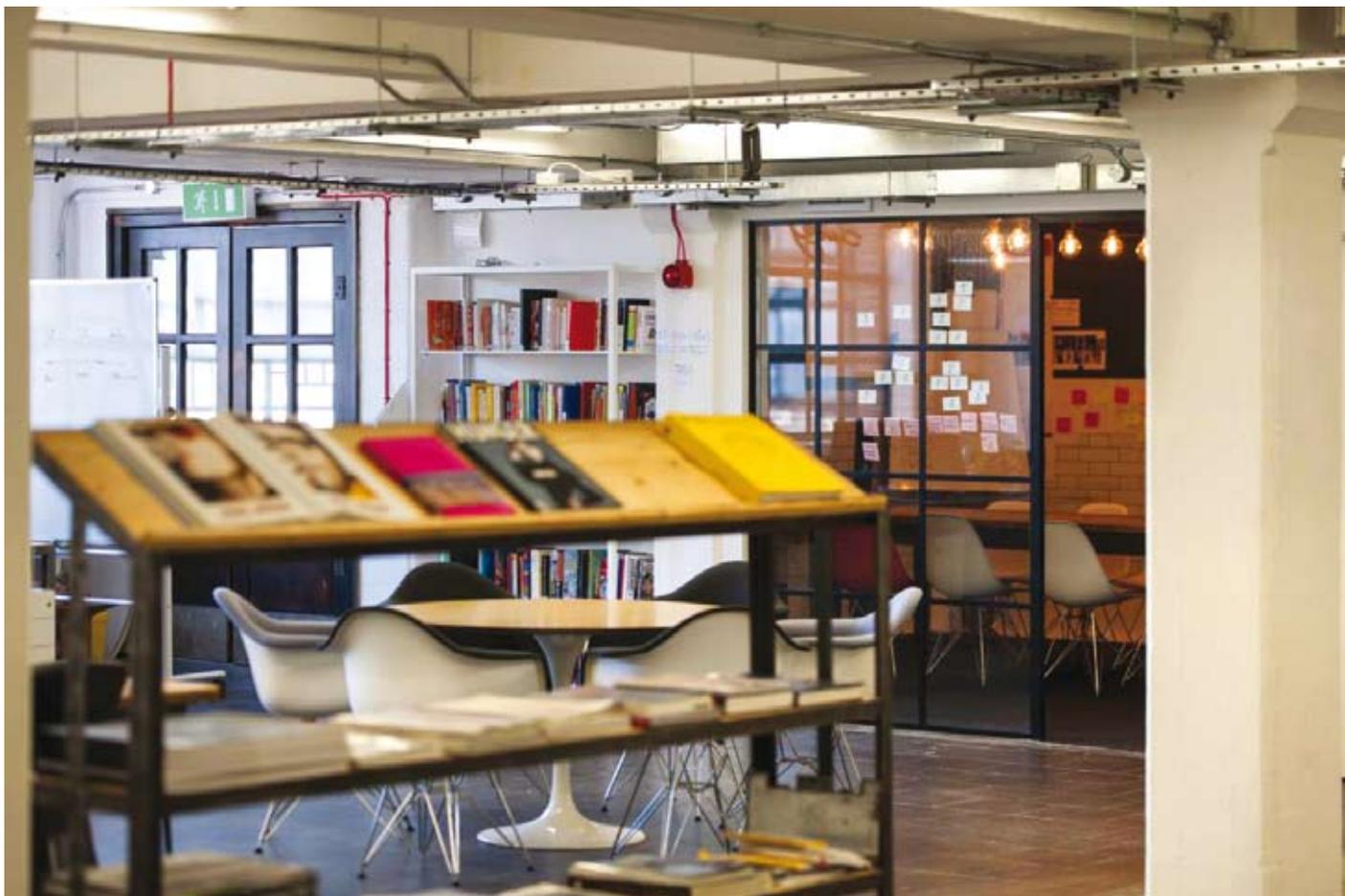
Shoreditch hosts a diverse range of businesses, including some of London’s most creative companies seeking an atmosphere slightly more edgy than Soho and Clerkenwell. The area has amazing facilities including pubs clubs, hotels and restaurants.

There are excellent communications. The building is served by numerous bus routes and nearby stations include Shoreditch High St (Overground), Liverpool St (Central, Circle, Hammersmith & City, Metropolitan Line and National Rail) and Old St (Northern Line and National Rail).



## Space To Let





*Space To Let*

## Accommodation

A recently refurbished part 6th floor office of approx. 935 sq ft, comprising an open plan area with a private meeting room.

The accommodation will be provided with an array of facilities including furniture, high speed wireless internet and printers. There will also be shared access to impressive boardrooms, a fully equipped kitchen (with all day tea, coffee, milk and water) and a break out area.

| Floor     | Area(ft <sup>2</sup> ) |
|-----------|------------------------|
| 6th Floor | 935                    |

## Amenities

- Plug & play
- Secure high speed wireless internet
- Commissionaire
- Available fully furnished
- Share of 4 boardrooms, kitchen / break out
- Concrete floors & exposed brick walls
- Passenger lifts
- Comfort cooling
- 24 hour access
- Communal bicycle storage & shower facilities
- Shared printing facilities
- Iconic building with on site restaurants
- Flexible lease terms



*Shared Space*

## Terms

A flexible underlease until 23 May 2021 with a mutual break clause from 2nd August 2019. The quoting rent is £59.50 per ft<sup>2</sup>, per annum exclusive of all outgoings and VAT.

## Outgoings

Rates payable this Financial Year are running at £13.66 per ft<sup>2</sup>. The building service charge is presently running at £7.61 per ft<sup>2</sup>. There will be an additional charge of £5.40 per ft<sup>2</sup> towards additional services to include fast wireless internet, electricity, Buildings Insurance, office cleaning, furniture, fully equipped kitchen (with all day tea, coffee, milk and water), shared boardrooms and basic printing.

## EPC

The energy performance for the accommodation is C56.

## Viewing

Strictly by appointment through the sole agents CFK.

Ian Kitchener

[ian.kitchener@cfkllp.co.uk](mailto:ian.kitchener@cfkllp.co.uk)

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For further information, visit [www.cfkllp.co.uk](http://www.cfkllp.co.uk)

### Subject to Contract

#### Misrepresentation Act 1967

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