



**20 Long Street**  
Shoreditch, London, E2 8HQ

## **Economical Retail/Office Unit**

**413 sq ft**  
(38.37 sq m)

- Newly Refurbished
- DDA Compliant
- High Acoustics Ceilings
- Air Conditioning
- Good Transport Links

# 20 Long Street, Shoreditch, London, E2 8HQ

## Summary

Available Size	413 sq ft
Rent	£25,000 per annum
Business Rates	TBC
EPC Rating	Upon Enquiry

## Description

This property is situated within a mixed-use building and offers various fit-out and design options. It spans the ground floor and features high ceilings of 3.3 meters. Currently, it is in a "white box" condition, which includes a complete air-conditioning system. The unit's E-Class usage makes it suitable for a wide range of operators, from coffee shops to showrooms.

## Location

Located in the middle of Long Street, just a short distance from central Shoreditch. The immediate surroundings boast an array of cafes, shops, restaurants, and bars, catering to a diverse clientele from media, creative, and fashion industries. The unit is surrounded by major recently completed residential-led developments, such as HKR Hoxton, a 250-student accommodation, which is located opposite the premises. A 180,000 sqft office scheme was recently completed within the same micro-location, adding substantial daily footfall around the unit. The unit is only a few minutes' walk from Hoxton and Shoreditch High Street Overground stations and Old Street Underground. station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	413	38.37
<b>Total</b>	<b>413</b>	<b>38.37</b>

## Viewings

Strictly by appointment only.

## Terms

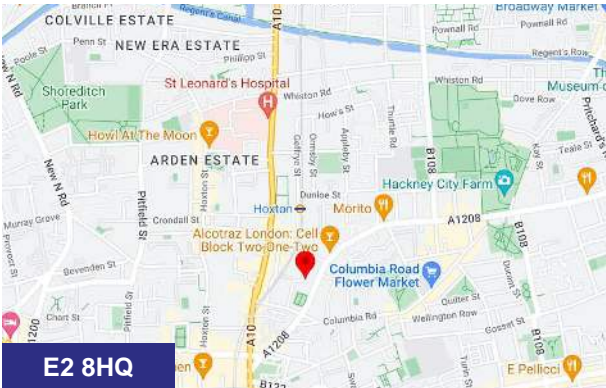
A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954

## VAT

TBC

## Legal Costs

Each party to bear their own costs



## Viewing & Further Information

**Arthur Nowicki**

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

**Ollie Lazarus**

0207 377 8989 | 07805756620

ollie@tarn-tarn.co.uk