

## RichMix - 2nd Floor

35-47 Bethnal Green Road, Shoreditch, London, E1 6LA

### Creative Style Office/Studio Unit Situated in London's RichMix Centre

**1,708 sq ft**  
(158.68 sq m)

- Passenger Lift
- Communal WC
- Good Natural Light
- Good Location
- Excellent Transport Link
- Cinema, Bar & Breakout Areas
- Reception Area
- Onsite Management & Maintenance
- AC

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## Summary

Available Size	1,708 sq ft
Rent	£55,510 per annum
Rates Payable	£14,730 per annum
Service Charge	£19,881.12 per annum Includes all Utilities & Building Insurance
EPC Rating	D

## Description

Located on the Second Floor of the renowned culture centre, Rich Mix, this unit offers a range of desirable features. The space benefits from ample natural light, excellent transport links, a passenger lift, and a communal WC. Moreover, the building is home to facilities such as a cinema, bar, numerous breakout areas and a welcoming reception area. This unit would be highly appealing to creative, media, and tech occupiers.

## Location

RichMix is situated in a prime location of Shoreditch, offering convenient access to various attractions. Situated just a 2-minute walk from Boxpark Shoreditch, it provides easy access to a diverse range of shops, including coffee shops and vintage clothing stores. Additionally, it is located near the Brick Lane junction, adding to its appeal. With Shoreditch High Street Overground station just a 1-minute walk away, and Liverpool Street and Old Street within walking distance, this location offers excellent connectivity and accessibility.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
2nd	1,708	158.68	£32.50	£8.62	£11.64	£90,114.08
Total	1,708	158.68	£32.50	£8.62	£11.64	£90,114.08

## Viewings

Strictly by appointment only.

## Terms

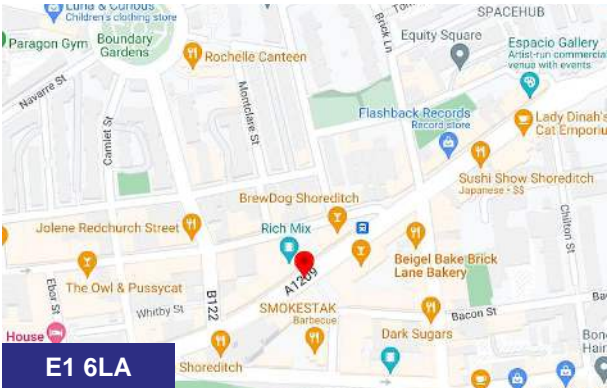
A new FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act of 1954.

## Legal Costs

Each party is to bear their own legal costs.

## VAT

Applicable



## Viewing & Further Information

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