

Est.1955

Tarn
&Tarn

UNIT 2 – SHOREDITCH
EXCHANGE
GORSUCH PLACE
HOXTON
E2 8GX

OPEN PLANE E-CLASS
UNIT IN THE
SHOREDITCH
EXCHANGE
DEVELOPMENT
2,312 FT²



DESCRIPTION

The available space is a self-contained E-Class unit situated on the ground floor of the newly built mixed-use development, Shoreditch Exchange. This unit boasts contemporary industrial design elements, including exposed concrete flooring, a skylight, impressive ceiling heights, and exposed wiring. Alongside its aesthetic appeal, the space offers several advantages: ample natural light, a license for outdoor seating, an open-plan layout, and a large glass frontage facing Gorsuch Place. Additionally, there is a WC facility at the back of the unit. This unit presents a fantastic opportunity for any business under the E-Use Class seeking an industrial-style open-plan space in the Hoxton area.

AMENITIES

- Great Transport Links
- Great Ceiling Height
- Outdoor Seating License
- Alcohol License
- Great Frontage
- Open Plan Layout
- Good Footfall
- WC Facility
- Alarm
- Contemporary Industrial Style








LOCATION

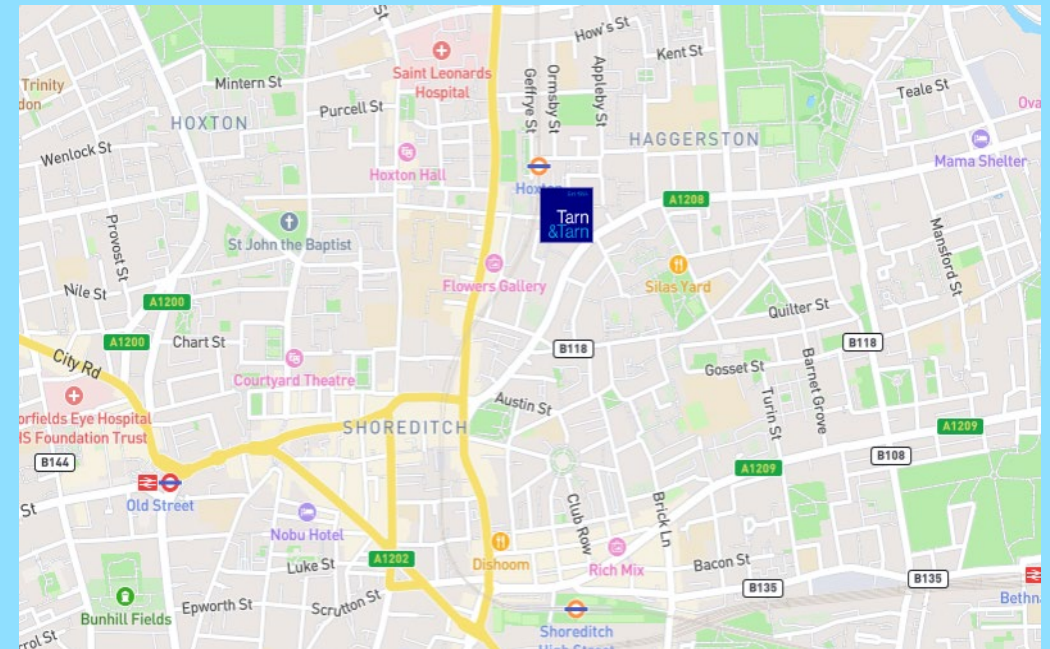
THE AREA

Unit 2 Shoreditch Exchange is located on Gorsuch Place which extends East of the junction with Shoreditch High Street and Old Street. The development sits immediately adjacent to Hoxton Overground station. Transport links at Old Street, Shoreditch High Street and Liverpool Street stations are all within walking distance.



TRANSPORT

-  Hoxton (4-minute walk) – **Overground Line**
-  Shoreditch High Street (15-minute walk) – **Overground Line**
-  Old Street (15-minute walk) – **Northern Line and National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE(£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground	2,312				
TOTAL	2,312	£62,424	£4,878.32	TBA	£67,302.32

BUILDING INSURANCE

Included in the service charge

TERMS

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

EPC

Rating: A

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.