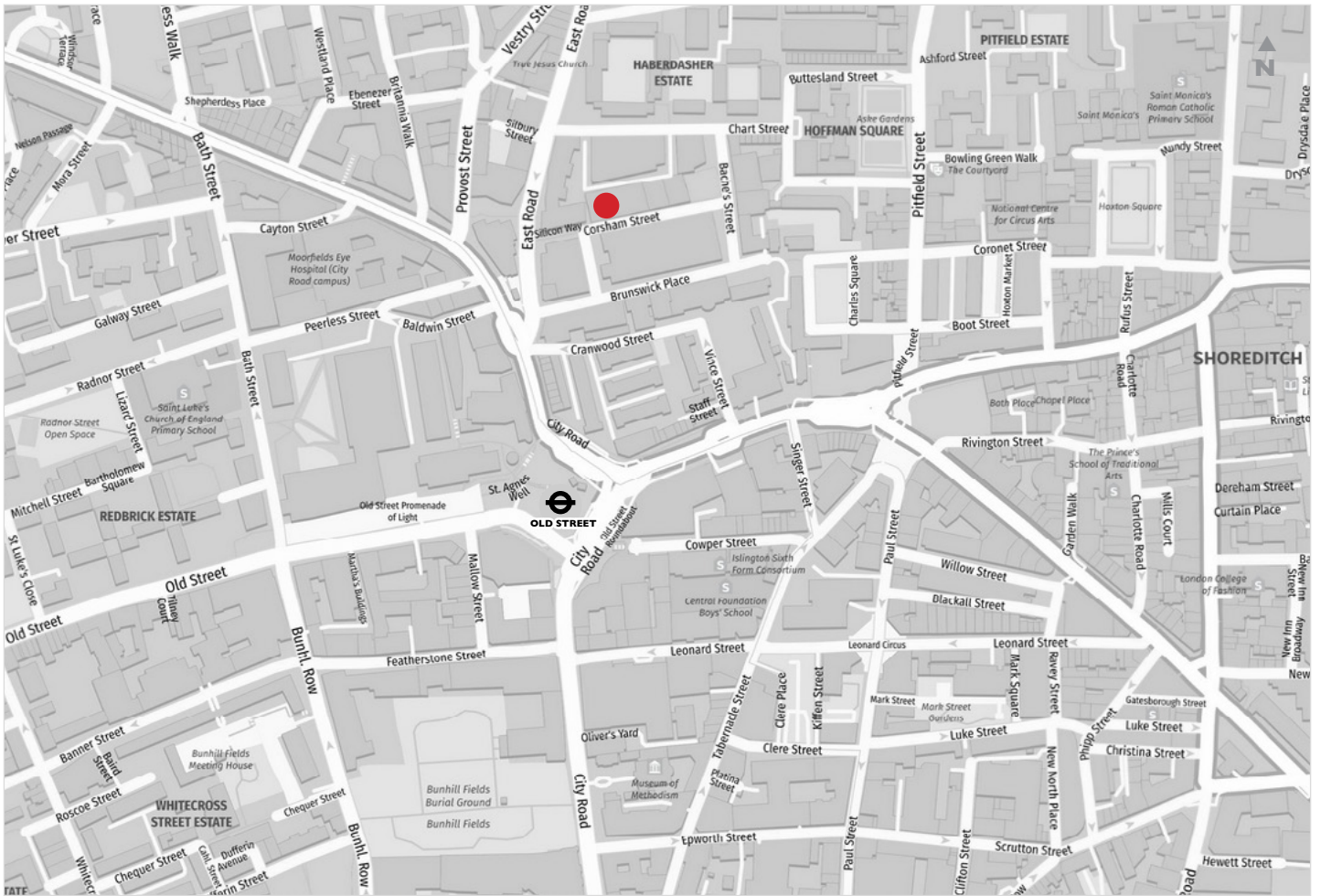

SHOREDITCH

31A CORSHAM STREET N1 6DR



CLASS E PREMISES
2,464 SQ FT (228.90 SQ M)
FOR SALE OR TO LET



LOCATION

This property is located in the popular Tech City neighbourhood, known for its thriving tech and creative industries. Old Street Station just two minute's walk from the building. The ongoing improvements to Old Street roundabout will make it a more pedestrian and cycle-friendly area, with a new public space in a peninsula around the station – as well as a new station entrance expected by autumn 2023. In addition, the property is within walking distance of the City of London business district and Shoreditch, a trendy neighbourhood with great restaurants and bars. It's also close to several public transportation options, including Old Street (Northern line and National Rail), Angel (Northern line), and Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail) stations.

DESCRIPTION

The premises form part of a warehouse building and are arranged over ground and mezzanine floors with an open with an open plan design with natural light from the front and rear elevations. They are currently fitted as an office including an open kitchen, showers and CCTV system. The premises would lend themselves to a wide range of uses including continuing as an office or as a showroom, retail/shop, medical or health & fitness accommodation.

The premises are arranged as follows providing the following approximate NIA floor areas:

Ground floor	1,377 sq ft	127.92 sq m
Mezzanine	1,087 sq ft	100.98 sq m
Total	2,464 sq ft	228.90 sq m

SALE

A share of the freehold is available for £1.3million.

NEW LEASE

Alternatively, a new lease is also available on terms to be agreed. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

Rental offers are invited at £33.50 per sq ft.

USE

The premises benefit from Class E use. Interested parties are advised to make their own enquiries to Hackney Borough Council Borough Planning Department.

OCCUPATIONAL COSTS

The current service charge is approx. £1,860 per annum and insurance premium approx. £1,437 per annum



RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £43,750

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

George Hotham
020 7183 0585
gh@bcccommercial.co.uk



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London W1F 0JJ

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