

80 GREAT EASTERN STREET

LONDON, EC2A 3JL



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This converted former furniture warehouse retains many of its original features such as exposed brickwork, steel beams and generous floor to ceiling heights. The 1st floor is currently under refurbishment and will be delivered to a CAT A+ condition to include a fitted reception, meeting rooms and kitchen/breakout area.

ACCOMMODATION

FLOOR

1st floor - Available

AREA

6,738 sq ft

TOTAL

Floor area subject to measurement

6,738 sq ft

LOCATION

The property is situated within 3 minutes of Old Street Station offering excellent links to the underground network and major transport hubs including Kings Cross St Pancras and London Bridge. Liverpool Street Station is just an 8 minute walk away providing access to major overland networks. The East London Line can be accessed from Shoreditch Station.

SPECIFICATION/AMENITIES

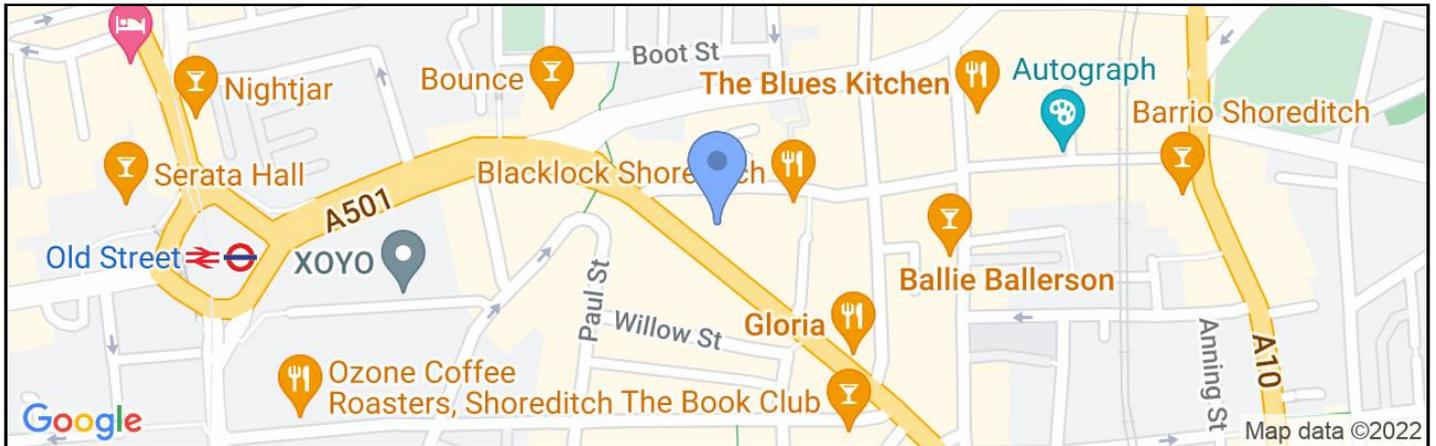
- Exposed ceiling mounted services
- VRV air-conditioning
- Raised floor
- 6 demised WC's
- Cycle racks, showers, lockers
- 2 x 8 person lifts

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TERMS

LEASE

Lease for a term by arrangement.

RENT

Upon application

RATES

£20.50 per sq ft

SERVICE CHARGE

£13.64 per sq ft

VAT

The property is not elected for VAT

VIEWING

Viewing strictly by prior appointment with the joint agent:
Gryphon / Allsop: James Neville and Tom Nicoll

TIM DAVIES

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JEREMY TRICE

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Subject to Contract

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