



AVAILABLE TO LET

## 70 Clifton Street

70/72 Clifton Street, London, UK EC2A 4HB



Office for rent, 2,061 sq ft, £42.50 psf

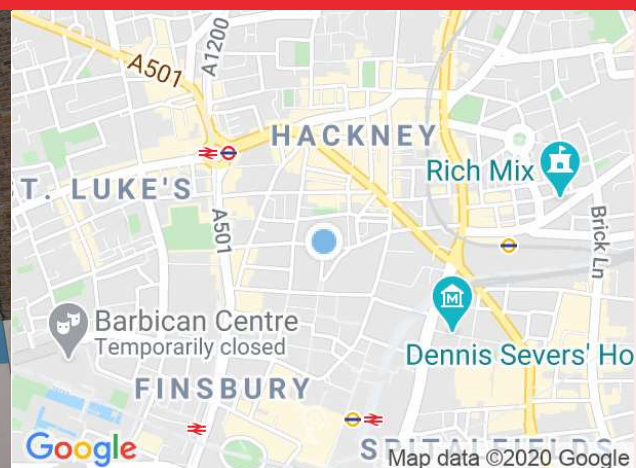
To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/48009-70-clifton-street-70-72-clifton-street>

## 70 Clifton Street

70/72 Clifton Street, London, UK EC2A 4HB

To request a viewing call us on 0203 911 3666



## Economical offices in the heart of Shoreditch available to rent immediately!

1st floor office of 2,061 sq ft which will be of interest to creative and artistic occupiers looking for a light, bright and efficient space. A true blank canvas to make your own!

Located on Clifton Street, just a few minutes walk from both Liverpool Street and Old Street stations. Transport links are excellent and soon to be further improved with the opening of Crossrail, the location provides quick and easy access to the East and West End and the City.

### Highlights

- Great Natural Light
- Open Plan Layout
- Timber Style Floors
- Air Conditioning
- Suspended Ceiling
- Perimeter Trunking

### Property details

Rent	£42.50 psf
Est. S/C	£3.50 psf
Est. rates payable	£12.33 psf
Building type	Office
Size	2,061 Sq ft
EPC category	E

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
1st	2,061	£42.50	£3.50	£12.13	£119,806.00	Available

### More information

Visit microsite



<https://www.realla.co.uk/m/48009-70-clifton-street-70-72-clifton-street>

### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

[www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)

0203 911 3666

[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)

@Stirling\_London

facebook.com/StirlingAckroyd/

Quote reference: RENT-47969

20/04/2020&nbsp;Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.