

**NEW INSTRUCTION**  
**66 CLIFTON STREET, EC2A 4HB**

## TO LET

**OFFICES - LIVE/WORK - USE CLASS E**

**Self-contained building**

**To let on flexible terms**

**Excellent Shoreditch location**

**1,420 sq ft approx.**  
**(131.9 sq m)**

**February 2022**



### Location

Situated in Shoreditch on the east side of Clifton Street close to its junction with Worship Street, just 5 minutes walk from Broadgate. Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations offer excellent transport links.

### Accommodation

Self-contained, multi-use accommodation on Lower Ground, Ground, First and Second Floors; good natural light, period character.

- Offices, Live/Work, or Use Class E
- Kitchen and separate kitchenette
- Shower Room and three WCs
- Central Heating
- Small lightwell (e.g. cycle storage)

### Floor Area (approx. NIA)

Lower Ground	330 sq ft
Ground	350 sq ft
First	370 sq ft
Second	<u>370 sq ft</u>
Total	1,420 sq ft

### Planning

Live/Work use is in place, together with full Office use. Alternatives under Use Class E (e.g. medical) will be considered.

### Lease

New lease by arrangement, contracted-out.

### Rent

Terms on application.

### EPC – D80

(copy available on request)

### Timing

November 2021

### Legal Costs

Each party to bear their own costs incurred in the transaction

### Viewings

Strictly by appointment with Thompson Yates

**Colin Yates**

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