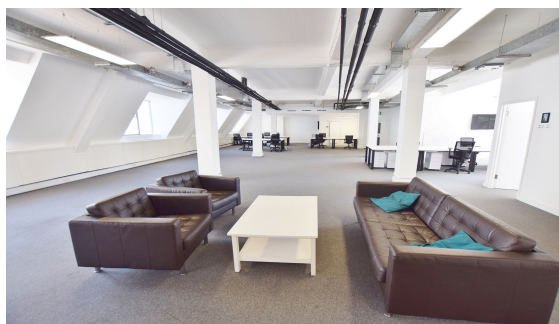




## THE OFFICE

A bright, open plan office space benefiting from excellent natural light and a regular floor plate. Access to the building is gained via a communal entrance with a reception and commissionaire. The furniture can be made available by separate arrangement.



## AVAILABILITY & FLOOR PLANS

Available by way of a sublease or assignment until 13th September 2022. Alternatively, a new lease directly from the Landlord for a term by arrangement.

Image

### SPECIFICATION

- Excellent Natural Light
- High Ceilings
- Plug & Play
- Perimeter Cooling and Heating
- Perimeter and Pillar Trunking
- Cat II Lighting
- Commissionaire
- Suspended LED panel lighting
- Fitted kitchenette
- Showers
- 24 Hour Access
- EPC - TBC

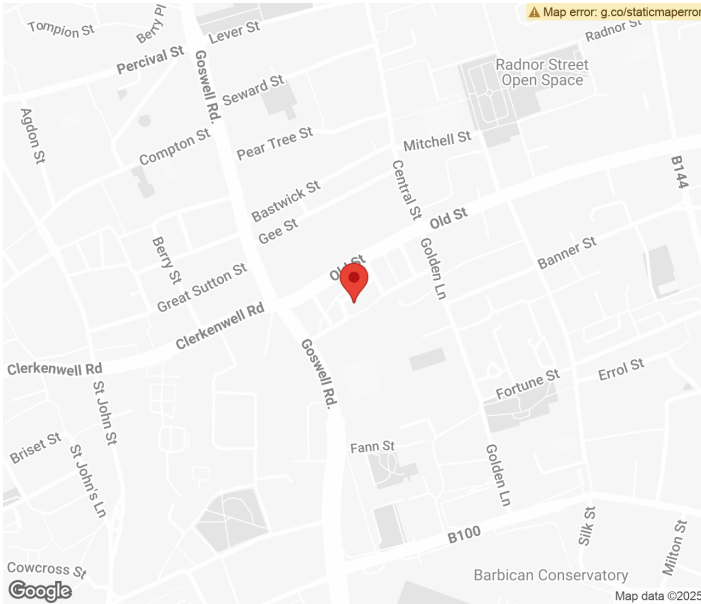
Image not found or type unknown

### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	311.5	3,354	£37.50	£15.93	£11.00	£216,098.22	Available

## LOCATION





The building is located just off Old Street close to its junction with Clerkenwell Road and Goswell Road. Barbican Underground station is a few minutes walk away with Farringdon and Old Street Stations a few minutes bus ride.



### COMMUNICATION

A great variety of underground and rail stations is available within walking distance.

### WALKING TIMES From the building

	Barbican	5 Minutes
	Old Street	9 Minutes
	Farringdon	11 Minutes
	St Paul's	14 Minutes

## CONTACT

020 7993 8075

[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT