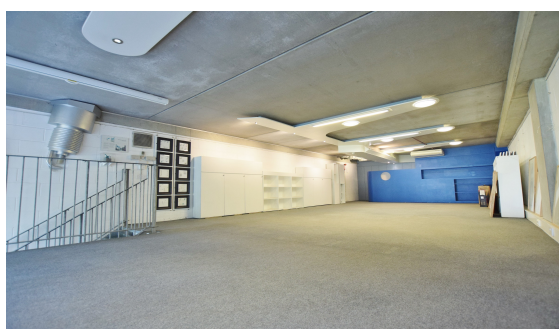




THE OFFICE

This mezzanine floor within a self-contained unit provides an open plan space with a shared meeting room at ground level, which is occupied by an architectural studio. The office is set up with independent trunking for telecoms and data cabling. The service charge is inclusive of all utilities, cleaning and fibre connectivity. Furniture is available by separate arrangement.



AVAILABILITY & FLOOR PLANS

A new lease is available for a term by arrangement.

SPECIFICATION

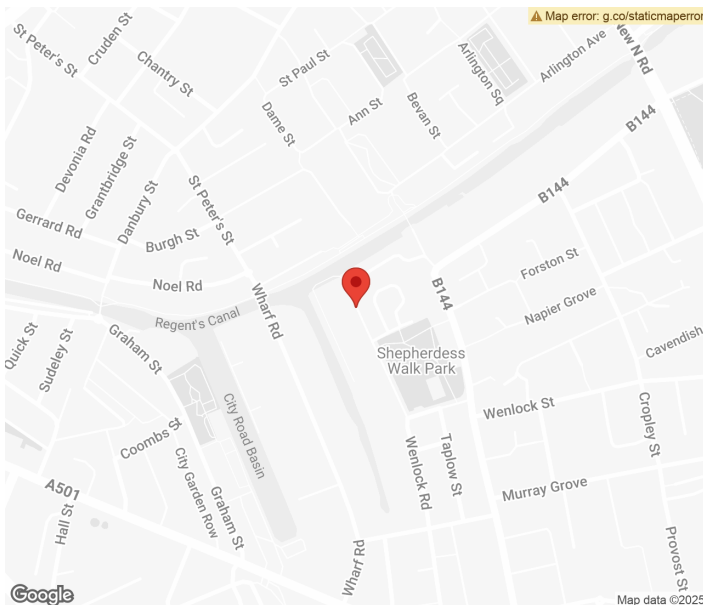
- Good natural light
- Perimeter trunking
- Kitchenette
- Demised WC's
- Shared meeting room
- Shared use of printing facilities

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Mezzanine	63.67	685	£30.00	£16.75	£6.19	£36,264	Available

LOCATION

The building is located on the Regent Canal, right in vibrant Shoreditch. The property is surrounded by a vibrant creative community alongside a great selection of restaurants, cafes and pubs.



COMMUNICATION

The property benefits from good access to Old Street underground (Northern Line) and mainline station. Angel (Northern Line) underground station is also only a short walk away. There are also numerous buses along City Road.

WALKING TIMES

From the building



Old Street

10 Minutes



Angel

13 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



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