



THE OFFICE

This newly, mixed-used development located in the heart of Haggerston provides a selection of functional and flexible office units benefiting from abundant natural light, demised WC's and private outdoor space on each floor. Completion is due in April 2018.

AVAILABILITY

AVAILABILITY & FLOOR PLANS

A new lease is available for a term by arrangement.

SPECIFICATION

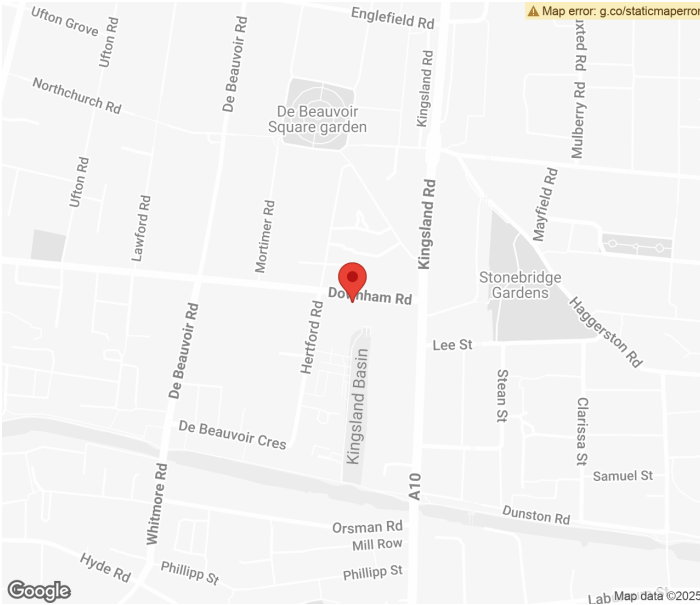
- Perimeter trunking
- Electric heating
- Kitchenette
- Demised WC's
- Private outdoor space on each floor
- Pendant lighting
- Exposed services
- Passenger lift
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	128.76	1386	£25	TBC	TBC	TBC	LET
1st	52.02	560	£25	TBC	TBC	TBC	LET
2nd	52.02	560	£25	TBC	TBC	TBC	LET
3rd	52.02	560	£25	TBC	TBC	TBC	LET

LOCATION


The property is located at the eastern end of Downham Road, close to the junction with Kingsland Road and overlooking the Kingsland Basin.



COMMUNICATION

The property enjoys good access to public transport via Haggerston overground station and a variety of local buses.

WALKING TIMES From the building

 Haggerston

2 Minutes

CONTACT

020 7993 8075

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