



# HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**43-51 New North Road,  
Old Street, London N1 6JB**

**MODERN SELF-CONTAINED OFFICE SPACE AVAILABLE TO RENT BY SHOREDITCH**

(C.1,000 SQFT NIA)



# Summary

- Quality **self-contained office space** (B1) available to rent near **Shoreditch**
- Accommodation is situated on the **ground floor** and extends **c.1,000sqft**
- Excellently located along **New North Road** and just under half a mile away from **Old Street Station** providing access to **National Rail** and **Northern Line Underground** services
- The space offers companies the opportunity to secure a **traditional lease on an excellent value for money self contained office**
- We are inviting **rental offers guided at £33,000pax (£33.00psf)** for a new FRI lease direct with the landlord



## Description

A great opportunity for an occupier to secure **prime office space near Shoreditch**. The **modern self-contained** unit benefits from office use (B1) and is available to **rent immediately**.

The accommodation is laid out over the **ground floor and extends c.1,000sqft (NIA) in total**. The unit is fully fitted with contemporary kitchen and modern furnishings included.

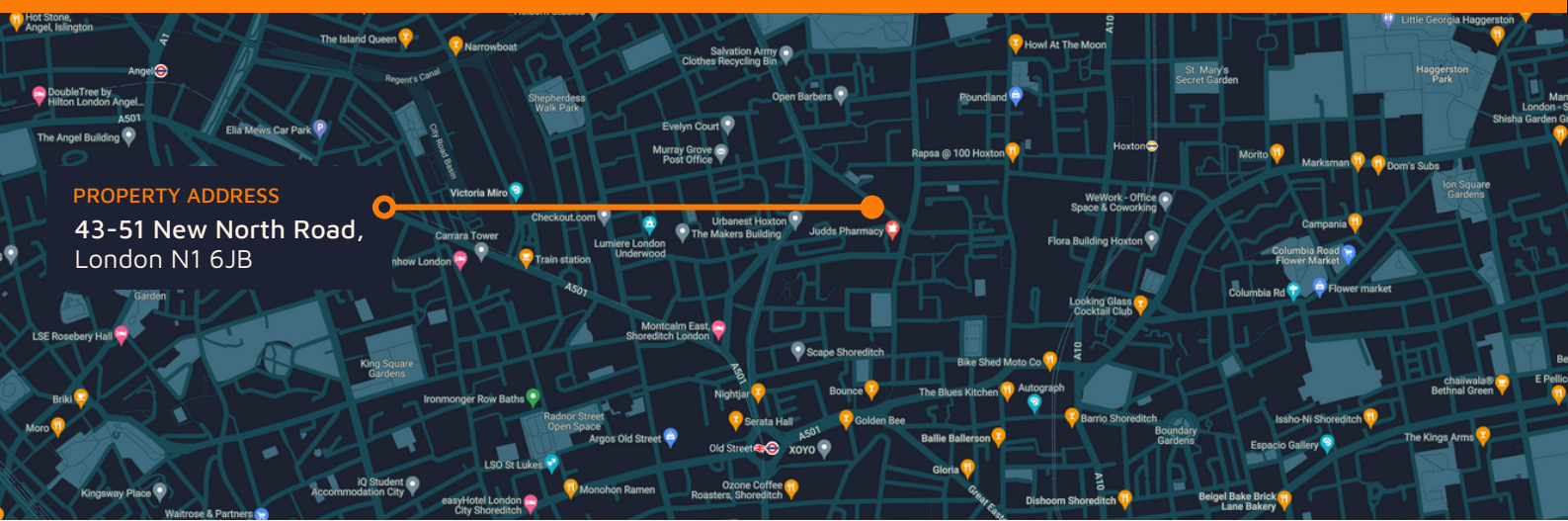
The space is largely **open plan and benefits from recently being refurbished** with exposed brick and modern features throughout. This includes its own fob entrance door, reception/entrance area, 3 x WCs separated at the rear of the property and an air conditioning/heating system.

## Location

The subject office is **located along New North Road** in a high value area of North London. It benefits from good road connections to the A501 and A10, linking Central London and Hertfordshire.

It also has easy access to prime transport being just **0.4 miles (8-mins walk)** from **Old Street Station** to the south, providing admission to National Rail and Northern Line services. It is also **0.5 miles (10 mins walk)** from **Hoxton Station** which provides Overground services.

The office is in close vicinity (**0.5 miles**) to the **trendy district** of Shoreditch where you can find a range of popular restaurants, bars, artisan coffee shops and green spaces for workers to enjoy.





# Floor Plans

Floor plans are available upon request.

# Business Rates & Service Charge

Rates payable are estimated to be **£19,000pax**. Interested parties are welcome to make their own enquiries with **Hackney Council** for further information.

**Service Charge** is to be charged at **£7,000pax (£7.00psf)**.

# Terms

We are inviting rental offers guided at **£33,000pax (£33.00psf)** for a new **FRI lease** direct with the landlord.

## CONTACT US

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