



Location

Cowper Street is conveniently located just off Old Street roundabout in close proximity to a wide variety of amenities in Old Street and Shoreditch as well as Whitecross Street daily food market. The area has seen huge investment in recent years around Old Street's 'Silicon roundabout', a hot spot for fast growing tech companies. This growth has brought many of London's trendiest restaurants, bars, and retailers creating a dynamic community for any occupier to benefit from.

Transport

Old Street Station (1 min)

Shoreditch High Street Station (11 mins)

Description

28 Cowper Street is a renovated warehouse office arranged over 4 floors. The building benefits from excellent natural light from large front and rear windows, solid wooden floors and fitted kitchens. This space has been split into 2 smaller units - the first containing lower ground and ground levels (now LET) and the second containing 1st and 2nd floors.

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OFFICE TO LET

28 Cowper Street, EC2A 4AS / 822 sq ft



Features

- Self contained
- Fantastic location
- Solid wooden flooring
- Fitted kitchens
- Juliette balconies
- Suspended LED lighting
- Perimeter trunking
- Good natural light

Floor Space

1st	377 sq ft / 35.02 sq m
2nd	445 sq ft / 41.34 sq m
Total	822 sq ft / 76.37 sqm

Service Charge

£3.86 per sq ft

Business Rates

£15.78 per sq ft
(based upon Rateable Value: £26,000)

Business rates should be verified with the London borough of Islington.

Terms

New flexible lease terms available by arrangement.

Rent

£51.50 per sq ft