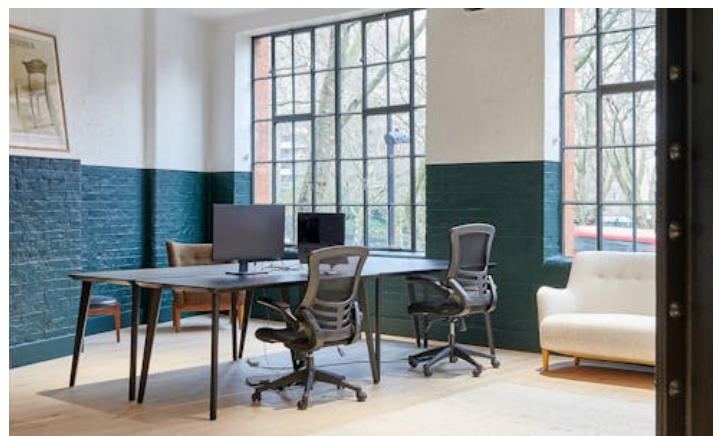


ELLIS BROWN

OFFICE TO LET

Fully furnished office accommodation available to rent in a former warehouse building

161 Rosebery Avenue, EC1R 4QX
1,169 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

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1,169 sq ft

Description

161 Rosebery Avenue is situated on the East corner of the courtyard development known as New River Yard and offers newly refurbished warehouse style office accommodation. The 1st floor is offered fully furnished with a meeting room, demised WCs and kitchen. The floor benefits from double aspect windows providing excellent natural light.

The floor is available by way of a sublease until December 2028 or a new lease direct from the Landlord.

Location

161 Rosebery Avenue is within walking distance of both Farringdon and Angel stations offering good transport accessibility. There are also multiple bus routes from Rosebery Avenue. Exmouth Market is less than a 2 minute walk away offering an abundance of amenities such as coffee shops, restaurants and pubs.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	1,169	108.60	£52.50	£17.50	£14.85	£8,265.80	£99,189.65	Available
Total	1,169	108.60	£52.50	£17.50	£14.85	£8,265.80	£99,189.65	

Features

Newly refurbished

Fully furnished

Excellent natural light

Meeting room

Generous floor to ceiling height

Available by way of a sublease or new lease direct from the Landlord

EPC

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Terms

On application

VAT

On application

Contact

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