

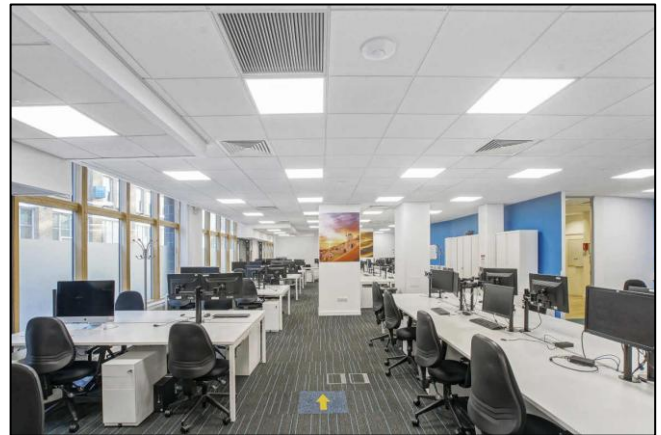
Commercial Office Space

4,860 sq. ft. / 451.51 sq. m.

Fully fitted and furnished office close to Old Street Station

TO LET

21 Provost Street, London N1 7NH



LOCATION

Ideally located close to Old Street roundabout in Shoreditch.

Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever-growing list of occupiers alongside a wide range of cafes, bars and restaurants.

TRANSPORT

Old Street (Northern Line and National Rail)

Hoxton (Overground)

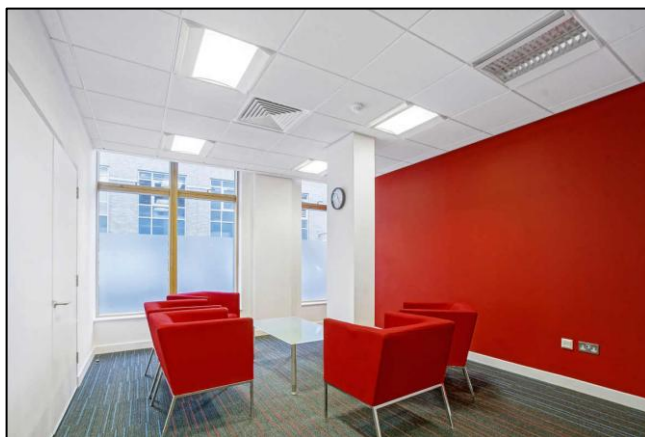
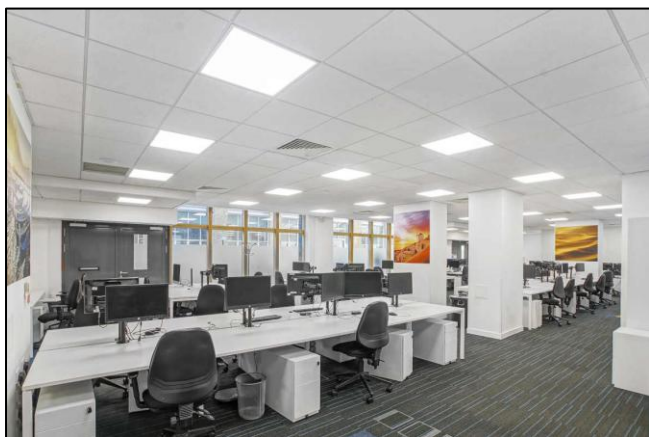
Angel (Northern line)

Moorgate (Circle, Elizabeth, Hammersmith & City, Metropolitan and Northern lines)

Various bus routes to the City and West End

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Fully fitted and furnished, self-contained ground floor office with 60+ desks, private offices, meeting rooms, kitchens and W/Cs.

Available from early December 2026.

HIGHLIGHTS

- Self-contained
- Reception
- Open plan office furnished with 60 desks
- 4 meeting rooms / private offices
- 1 conference room with concertina partition
- Large, fitted kitchens
- Tea point serving conference / meeting rooms
- Storage rooms & fitted storage
- Comms room
- Air-conditioned
- Fully cabled raised access floors
- Suspended ceiling with integrated lighting
- Fibre connectivity
- W/C's and shower
- CCTV & alarm
- Entry phone & security doors

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	4,860	451.51

LEASE

Flexible lease terms are available on a furnished or unfurnished basis.

RENT & SERVICE CHARGE

Per Annum	Per sq. ft.
£190,000	£39.09

RATES

The property is currently assessed as five separate assessments with Rateable Values totalling £128,000, making rates payable for 2026/27:

Per Annum	Per sq. ft.
£54,767.30	£11.27

Interested parties should verify this information with the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£244,767	£20,397

VAT

The property is elected for VAT.

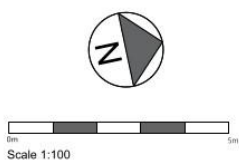
PLEASE CONTACT

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FLOOR PLAN



Ground Level