

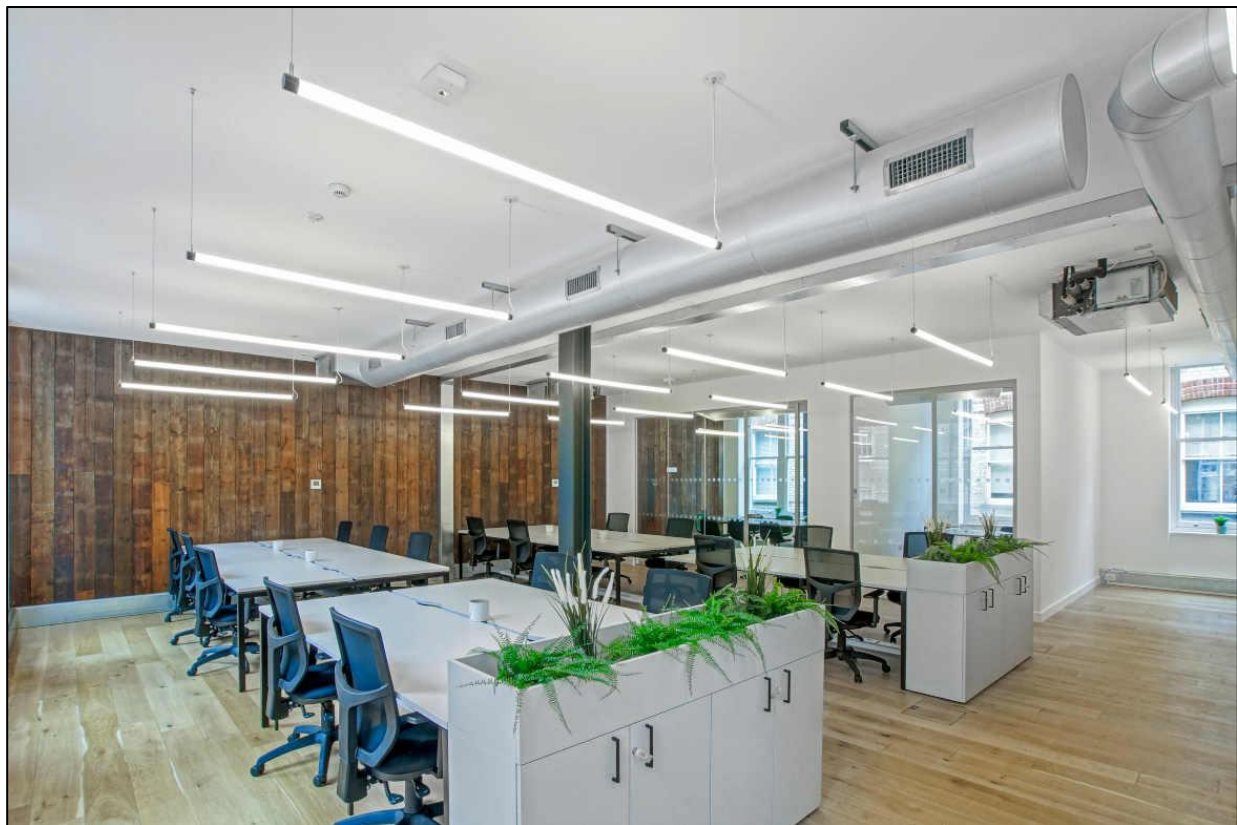
Commercial Office Space

16-56 desks

Architecturally designed warehouse conversion moments from Old Street Station

MANAGED OFFICE

15-16 Dufferin Street, London EC1Y 8UR



LOCATION

A stone's throw from Old Street Station in a charming and peaceful environment amongst the wider hustle and bustle of the Old Street district. The immediate area is a hub for creative and tech businesses. The hugely popular street food at Whitecross Street is also nearby. The City is slightly to the south and Clerkenwell slightly to the west.

TRANSPORT

Old Street (Northern line and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Moorgate (Northern line and National Rail)
Various bus routes available





DESCRIPTION

This architecturally designed converted warehouse provides creative workspace in the heart of the Old Street district.

The floors can be fully fitted and furnished to provide 16-20 desks, meeting rooms and kitchen / breakout space.

The floors benefit from excellent natural daylight, good floor to ceiling heights, engineered wooden flooring, reclaimed timber feature walls and air-conditioning.

LEASE

New flexible leases available directly from the freeholder.

HIGHLIGHTS

- Bright open plan floors
- Good floor to ceiling heights
- Engineered wooden flooring
- Reclaimed timber feature walls
- Air conditioning and heating
- LED lighting
- Floor boxes & galvanised trunking
- Kitchenettes with fridge & dishwasher
- 8 person lift
- Hansgrohe W/C fittings
- Fibre connected through Vorboss
- Bike storage & shower facilities
- Fob access & video entry phone system
- Fitted and furnished
- 16-20 desks
- Meeting rooms by arrangements

AVAILABILITY

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, cleaning & utilities)		
			<i>Per Sq. Ft.</i>	<i>Per Annum</i>	<i>Per Calendar Month</i>
Fourth	1,172	16	£125	£147,000	£12,250
Third	1,387	20	£125	£173,400	£14,450
First	1,314	20	£125	£165,000	£13,750

PLEASE CONTACT

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