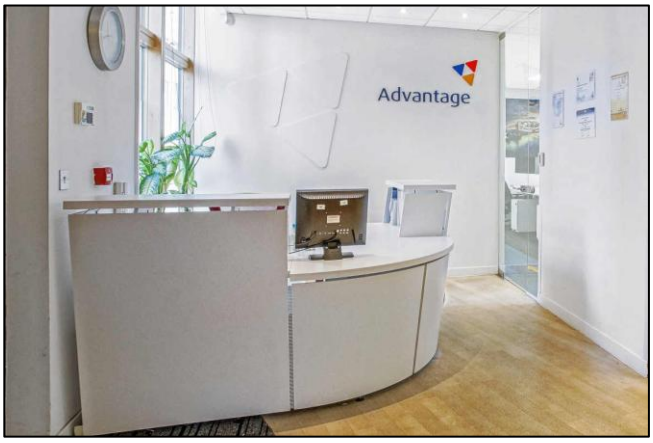
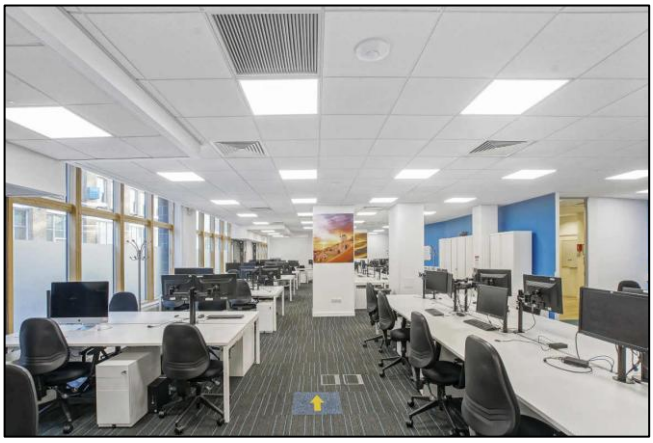
Commercial Office Space
4,860 sq. ft. / 451.51 sq. m.
Fully fitted and furnished office close to Old Street Station

TO LET

21 Provost Street, London N1 7NH







LOCATION

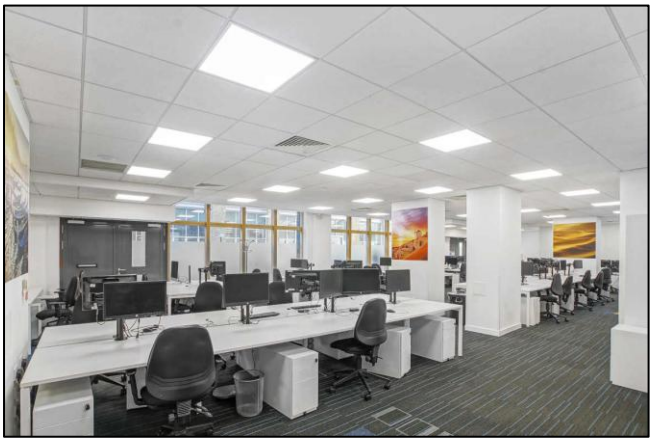
Ideally located close to Old Street roundabout in Shoreditch.

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

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.





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.

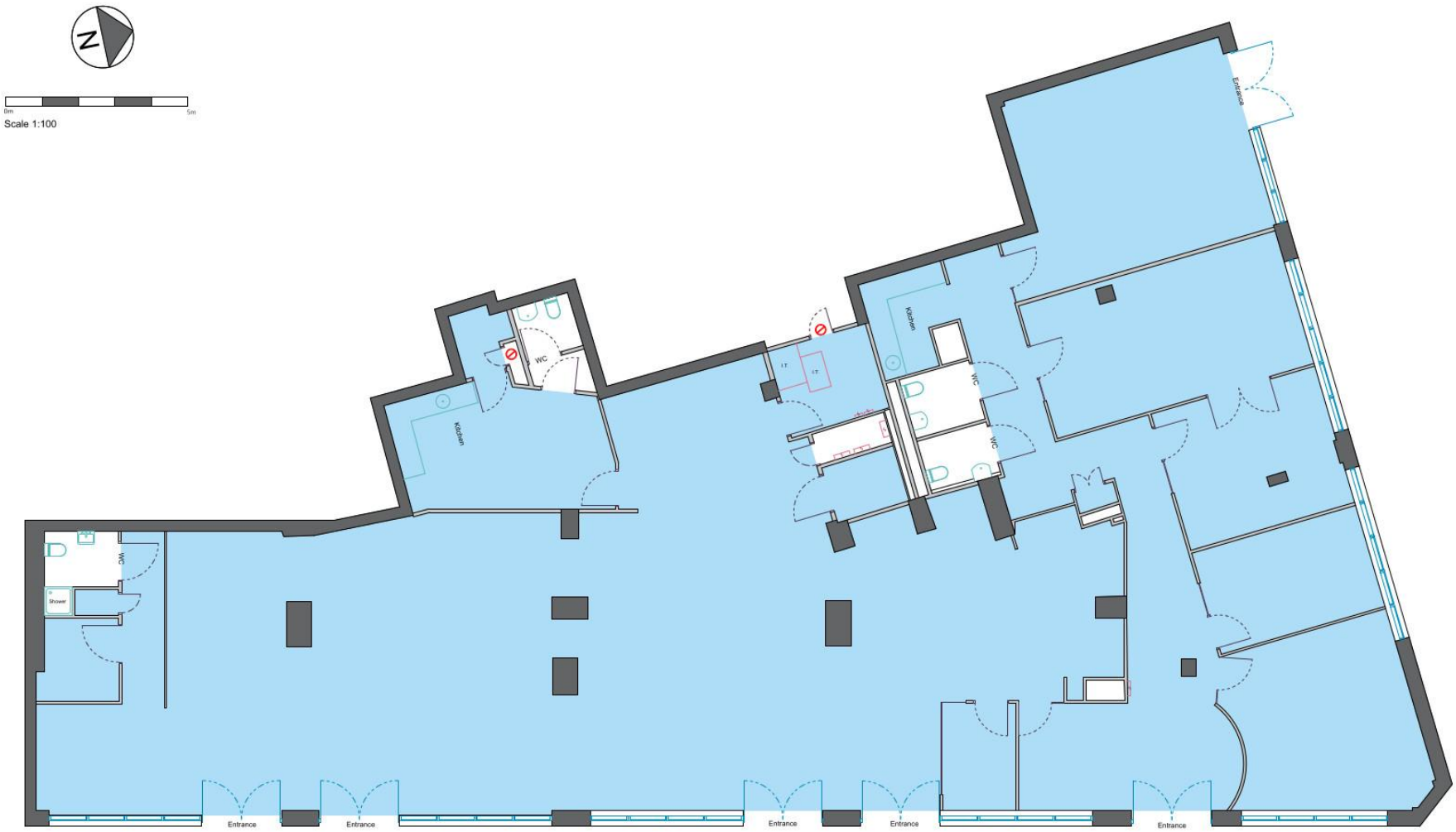
PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Alfie Newton
anewton@antonpage.com

FLOOR PLAN



Ground Level