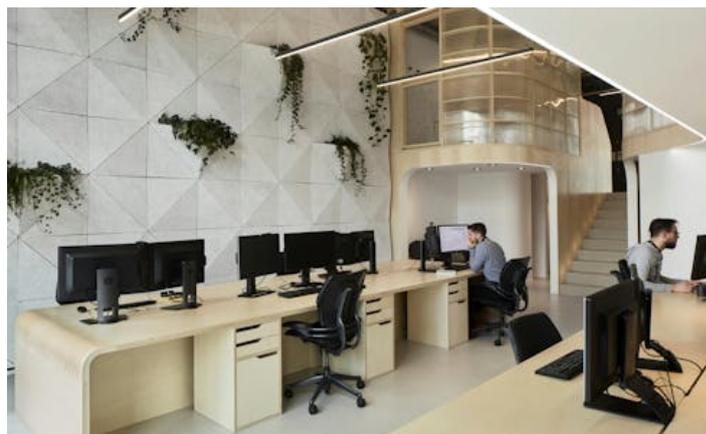


ELLIS BROWN

OFFICE TO LET

Self-contained ground floor with 5m ceiling height and outdoor space on Regent's Canal.

10B Branch Place, N1 5PH
1,928 sq ft



Ellis Brown
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Description

This contemporary space offers bright, architecturally designed media style accommodation, arranged over 2 levels. This is a self-contained office with private outdoor space, 5 metre ceiling height in parts, and floor to ceiling glazing at the rear overlooking Regent's Canal. The space includes two soundproofed meeting rooms, one soundproofed phone booth and a newly fitted kitchen.

Location

Located on Regent's Canal, Branch Place is just North of Hoxton, close to Shoreditch Park, and benefits from many local amenities across Hoxton and Old Street.

Haggerston Station (14 mins)

Old Street Station (19 mins)

Angel Station (20 mins)

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,928	179.12	£29.50	£10.68	On Application	£6,455.59	£77,467.04	Available
Total	1,928	179.12	£29.50	£10.68		£6,455.59	£77,467.04	

Features

Self-contained
Canalside views
2 soundproofed meeting rooms
Private outside space
Excellent natural light
W/Cs and shower
A soundproofed phone booth

EPC

On application

Terms

On application

VAT

On application

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