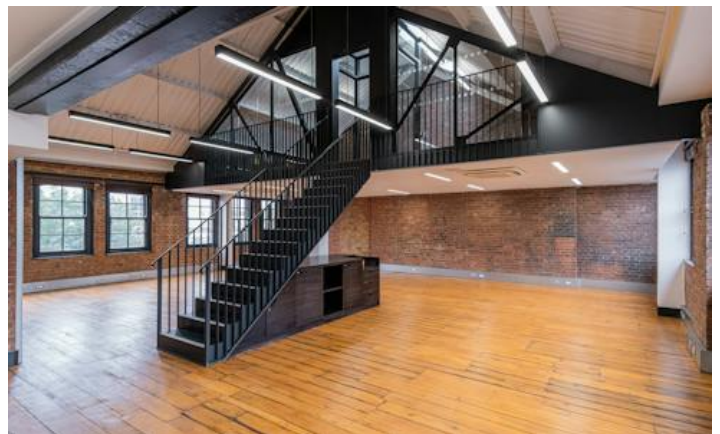


OFFICES TO LET

Converted Victorian warehouse office moments
from Old Street Station

65-69 East Road, N1 6AH
1,264 - 3,404 sq ft



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

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown 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 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 the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 17/09/2026

OFFICES TO LET

65-69 East Road, N1 6AH
1,264 - 3,404 sq ft

Description

A converted Victorian warehouse which has undergone recent refurbishment to provide open plan media style office space. Excellent floor to ceiling height and large windows on the front and rear elevations allow for good natural light. The 3rd floor is presented in an open plan layout and includes a mezzanine meeting room, fitted kitchenette and demised WCs. The Ground and Lower Ground is self-contained with an extensive frontage offering excellent branding opportunities and has a private courtyard. The space benefits from shower facilities and bicycle storage accessible from Vestry Street.

Location

65-69 East Road is conveniently located just north of Old Street roundabout, just off City Road. This area has seen huge investment and growth, appealing to a high concentration of tech and media occupiers. This growth has brought many of London’s trendiest eateries, bars, and retailers to the area creating a dynamic work life community. The office has a good transport network for access to the City and West End via various Underground, Overground, National Rail and bus services.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	1,264	117.43	£37.50	£22.22	£5.96	£6,918.29	£83,019.52	Under Offer
Ground - and Lower Ground	2,140	198.81	£37.50	£15.22	£5.96	£10,464.60	£125,575.20	Available
Total	3,404	316.24	£37.50	£18.72	£5.96	£17,382.89	£208,594.72	

Features

- Former warehouse building
- Exposed brick walls
- Mezzanine meeting room
- Self-Contained Ground and Lower Ground
- Extensive frontage
- Courtyard
- Crittall style windows
- Steel columns

EPC

C

Terms

New flexible lease terms available immediately.

VAT

On application

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Christopher Antoniou
07922 584 901
christopher@ellisbrowncommercial.com

Joint Agents

Jonty Robinson (Ingleby Trice)
02070293616

ELLIS BROWN

OFFICES TO LET

65-69 East Road, N1 6AH
1,264 - 3,404 sq ft

