BELCOR

346 OLD STREET
EC2

7,118 SQ FT
SELF CONTAINED BUILDING WITH ROOF TERRACE
FOR RENT
SHOREDITCH EC2

BE AT ONE
granola
346
Smile Pad
EC1 Dental Centre
Smile Pad
344

BELCOR

DESCRIPTION

346 Old Street offers 4 floors of bright industrial style office space, with access to two terraces and incredible ceiling height and light to all levels.

The second and third floors are interconnected by an attractive spiral staircase.

Would be of particular interest to creative occupiers and showrooms

AMENITIES

SELF CONTAINED SHOREDITCH OFFICE BUILDING WITH TERRACE

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TRANSPORT

Old Street – 5 Mins Walk

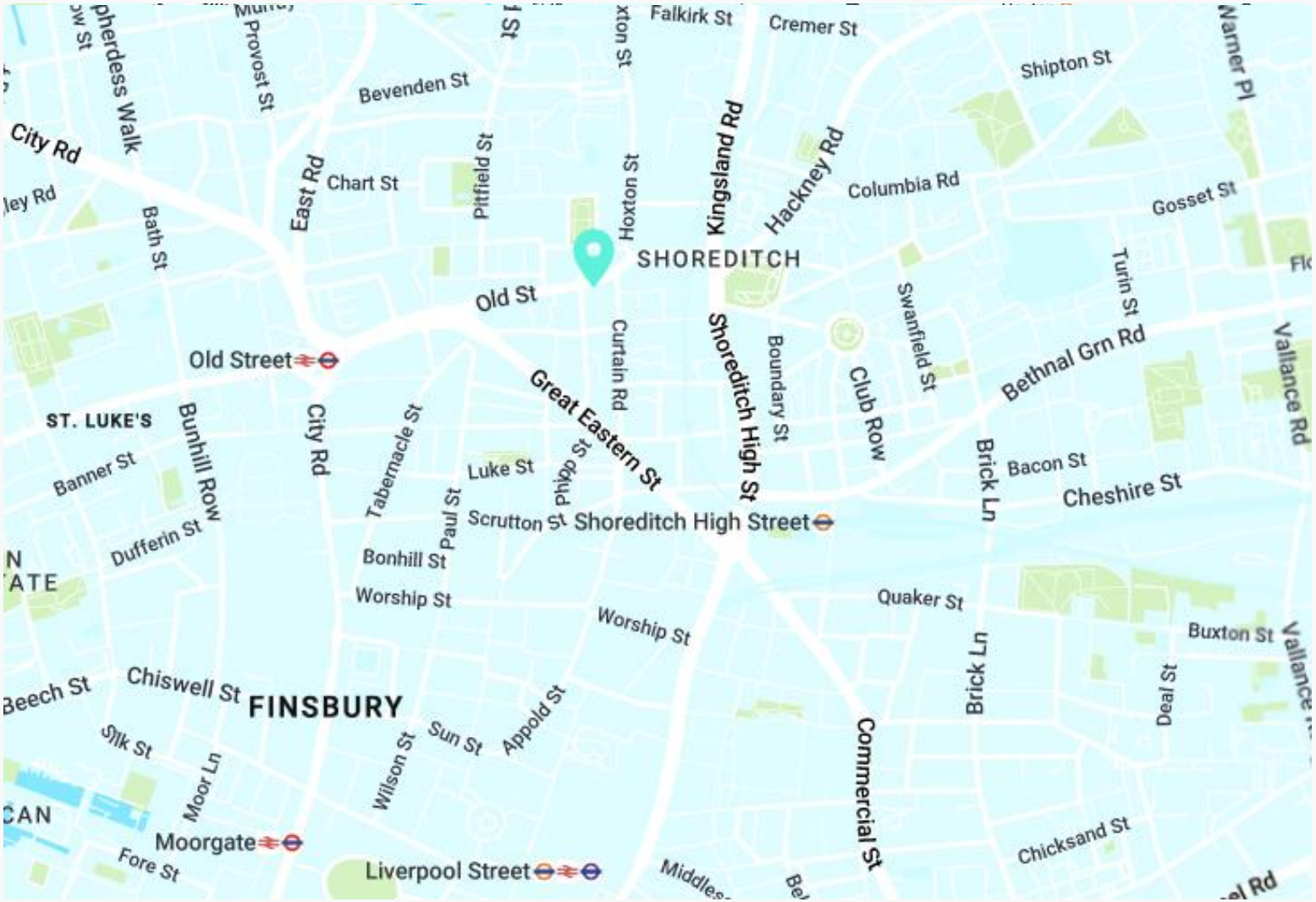
Shoreditch High St – 5 Mins Walk

Liverpool Street – 10 Mins Walk

AREA

The property is situated in the heart of Shoreditch triangle, on Old Street, close to its junctions with Curtain Road and Charlotte Road. Hoxton Square and all the bars and restaurants on offer are within a 30 second walk. Old Street Station is within a five minute walk and Liverpool Street Station is within a ten minute walk. Both Shoreditch and Hoxton Overground Stations are within a short walk.

LOCATION



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AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	1866					
First	2077					
Second & Third	3175					
Total	7,118	Available	£39.50	£18.70	£4.50	£37,191

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website

RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority

VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA SOLE AGENTS

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