

**PICKWICK HOUSE
OLD STREET ECI**

2,500 - 5,597 SQ FT

GROUND FLOOR RETAIL/LEISURE/OFFICE UNIT WITH
LOADING

OLD STREET ECI



Westland Place

Emerald Street

PLUMBER

No 20



Fire exit ↑

Regent House
Ground Floor

DESCRIPTION

Pickwick house is a fantastic ground floor space moments away from Old Street roundabout. The property is suitable for a range of retail, leisure and office occupiers. Not only does the property boast great transport links, but is also fitted with meeting rooms, two kitchenettes, WC facilities and Air conditioning. This unit in its blank canvas condition provides a multitude of opportunities to any potential tenants especially with its unique ground floor loading capabilities.

AMENITIES



EXCELLENT
TRANSPORT LINKS



LOADING
FACILITIES



KITCHENETTE



MEETING ROOMS



EXPOSED
SERVICES



EXCELLENT
NATURAL LIGHT



WC FACILITIES



AIR
CONDITIONING



GREAT CEILING
HEIGHTS

GROUND FLOOR RETAIL/LEISURE/OFFICE UNIT WITH LOADING





TRANSPORT

Old Street – 2 Mins Walk



Moorgate – 13 Mins Walk



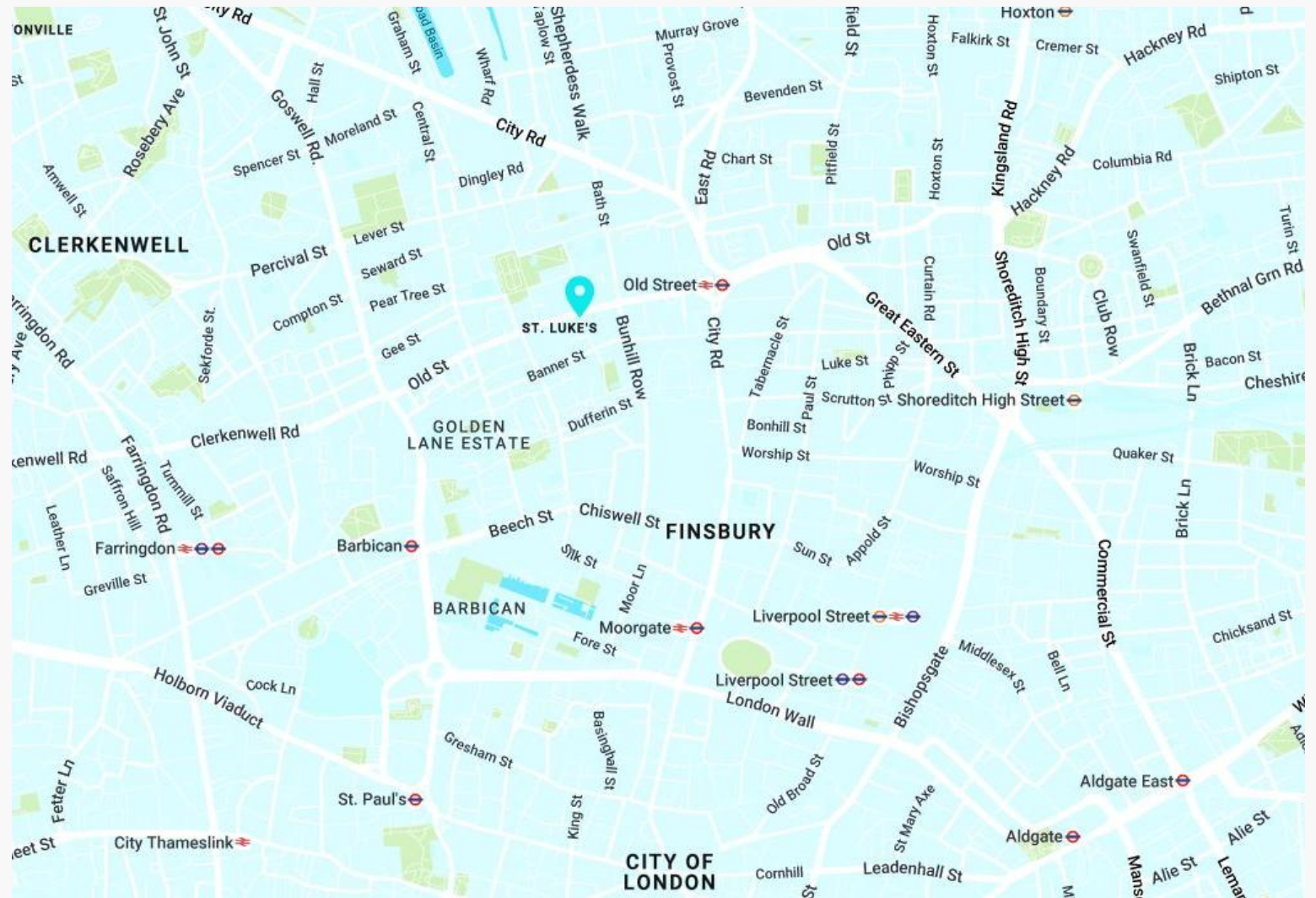
Liverpool Street – 13 Mins Walk



AREA

Discover the vibrant charm of Old Street and Shoreditch's bars and restaurants, where electric flavors and trendy atmospheres converge. Immerse yourself in a dynamic culinary scene, ranging from avant-garde cocktail bars to cozy eateries, offering a delightful fusion of global cuisines.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	PRICE (PSF)	SERVICE CHARGE (PSF)	RATES (PSF)	TOTAL (PCM)
Ground	2, 500	Available	£27.50	£5	TBC	£6,770
Ground	3,097	Available	£27.50	£5	TBC	£8,387
TOTAL	5,597	Available	£27.50	£5	TBC	£15,157

LEASE

Available on a new lease to be contracted outside the landlord tenant act 1954

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.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

FOREST REAL ESTATE

<https://www.forestrealestate.co.uk>

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729

020 7375 3444
www.belcor.london