BELCOR

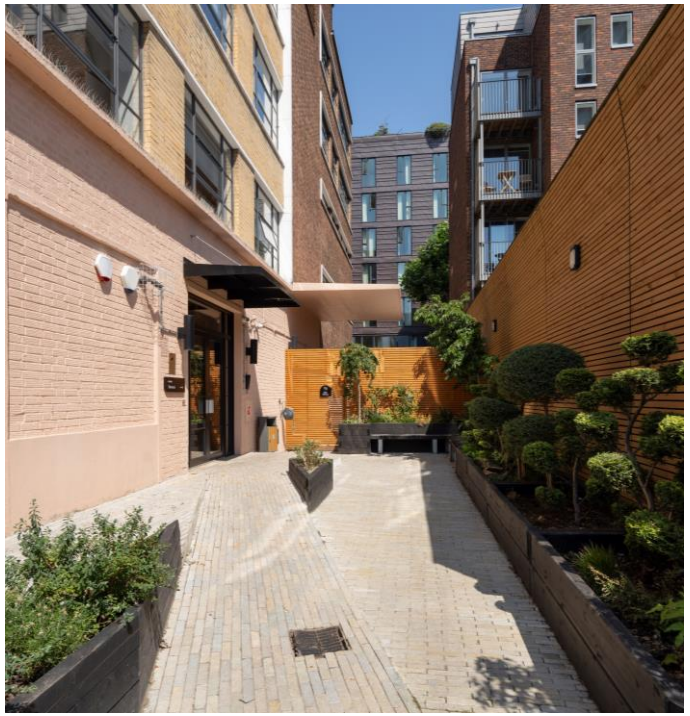
THE CURVE
HABERDASHER ST, N1

4,843 SQ FT
SELF CONTAINED BASEMENT, MINUTES FROM
OLD STREET ROUNDABOUT, N1


CURVE
20
ZONE




THE CURVE





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THE CURVE, HABERDASHER ST
N1

DESCRIPTION

Forming part of an attractive former warehouse property, the basement level is self contained with its own stepped entrance from a landscaped courtyard. Headroom varies between 1.95m and 2.5m and would suit occupiers looking for storage, distribution, wellness or alternative E class uses.

The space is currently completely open plan with shared wc and shower facilities. Two lifts one providing small goods access from the courtyard.

AMENITIES



SELF CONTAINED BASEMENT CLOSE TO OLD ST



BELCOR

THE CURVE, HABERDASHER ST
NI

TRANSPORT

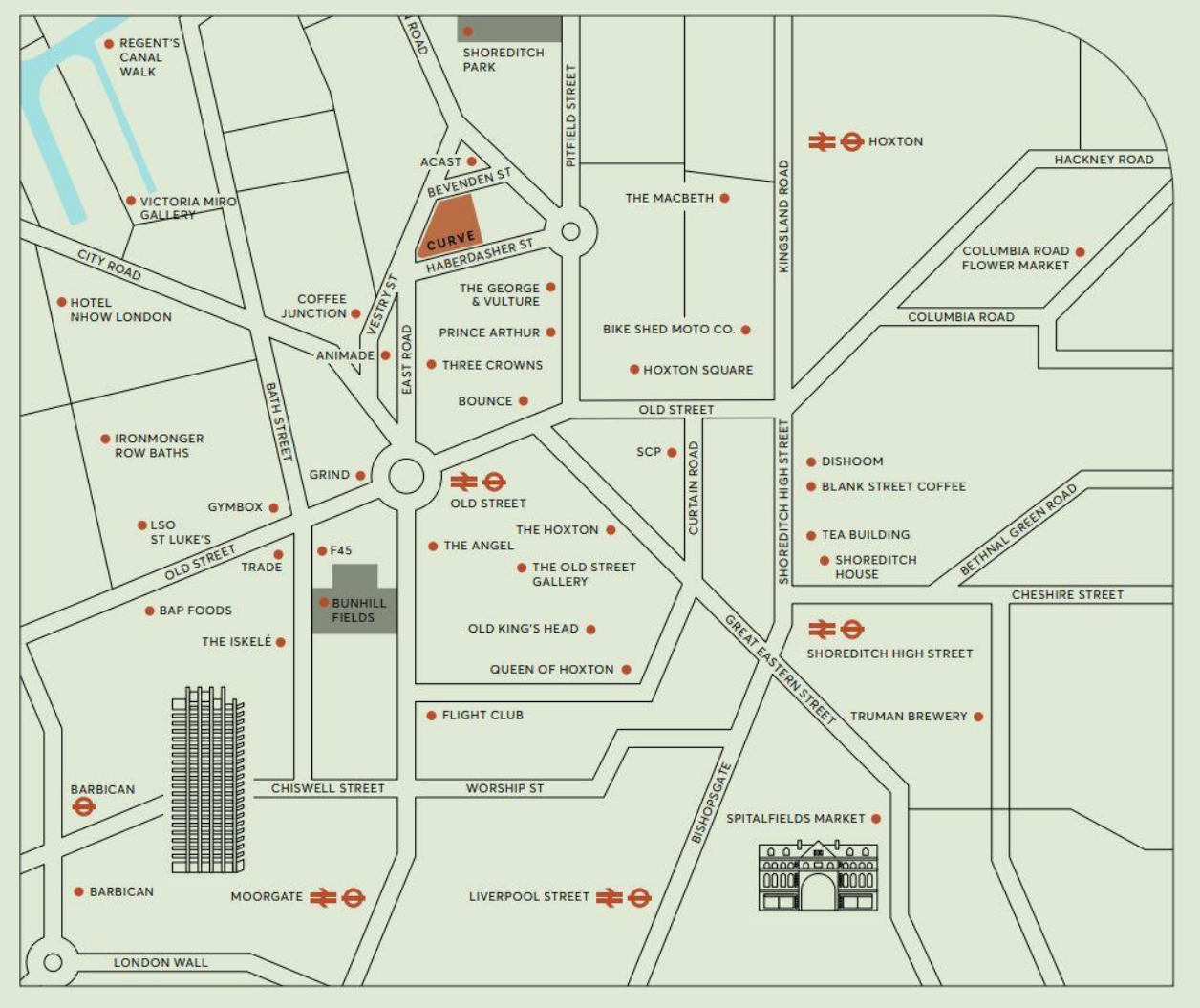
Old Street– 5 mins

Hoxton – 14 mins

AREA

The Curve is ideally located within a 4-minute walk of Old Street, at the apex of East Road and Haberdasher Street giving the perfect balance of quick commute times whilst being in the quieter environments that Shoreditch offers. Enjoy the connectivity and endless list of eateries and bars that Shoreditch has to offer, but step into an office where the local ambience feels settled and at ease, providing headspace to think and create. This is truly the best of both worlds.

LOCATION



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AVAILABILITY

UNIT	STATUS	SIZE (SQFT)	RENT	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Basement	Available	4,843	£15.00	£5.20	£10.25	£12,289

TERMS

A new lease to be contracted outside the Landlord & Tenant Act for a term to be agreed.

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.

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