

346 OLD STREET ECI

1,866/2,077/3,175/ 7,118 SQ FT

SELF CONTAINED BUILDING WITH ROOF TERRACE TO

LET IN FLOORS OR AS A WHOLE

SHOREDTICH ECI



BEAT
ONE
COFFEE & BAKERY

BEAT ONE

granola

346

Smile Pad **EC1 Dental Centre** Smile Pad
Tel: 0207 7392553 | Email: ec1.dental@smilepad.co.uk | www.smilepad.co.uk





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 and the building can be leased as a whole HQ or floor by floor.

Would be of particular interest to creative occupiers and showrooms

AMENITIES



EXCELLENT
TRANSPORT LINKS



GREAT CEILING
HEIGHTS



EXPOSED
BRICKWORK



MEETING ROOMS



BIKE RACKS



EXCELLENT
NATURAL LIGHT



PRIVATE
TERRACE



AIR
CONDITIONING



PRIME
SHOREDITCH

SELF CONTAINED SHOREDITCH OFFICE BUILDING WITH TERRACE





TRANSPORT

Old Street – 5 Mins Walk



Shoreditch High St – 5 Mins Walk



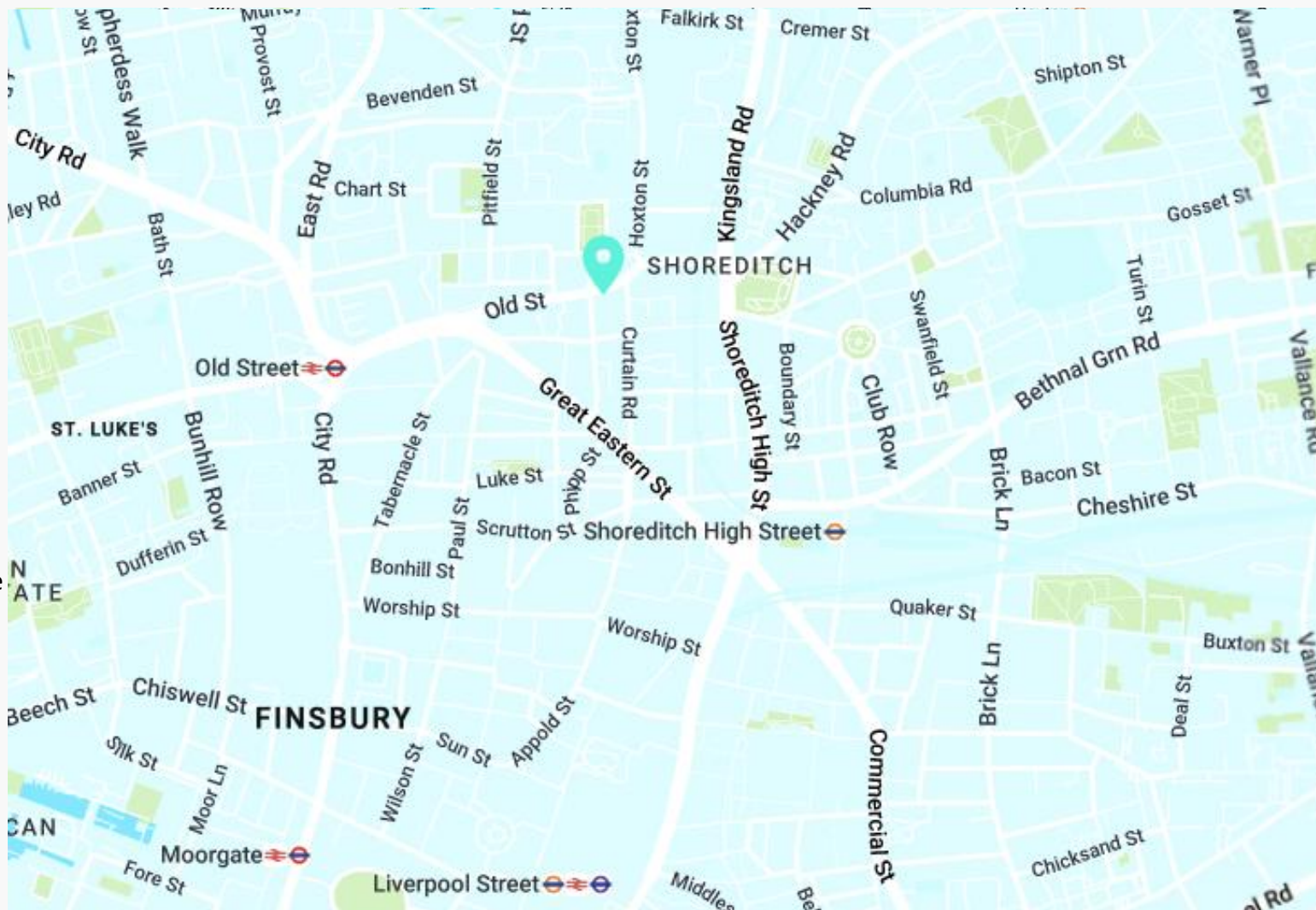
Liverpool Street – 10 Mins Walk



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



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	1866		£39.50	£19.80	£4.50	£9,921
First	2077		£39.50	£19.52	£4.50	£10,994
Second & Third	3175		£39.50	£17.53	£4.50	£16,230
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.

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