ELLIS BROWN

OFFICE TO LET

65-69 East Road, N1 6AH
2,140 sq ft

Converted Victorian warehouse office moments from Old Street Station







Ellis Brown
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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 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	Let
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

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

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