



## Office To Let

### Pickwick & Regent's House, Ebenezer St, N1 7LP

5,095 Sq Ft. (464.52 sq. m)

#### Description

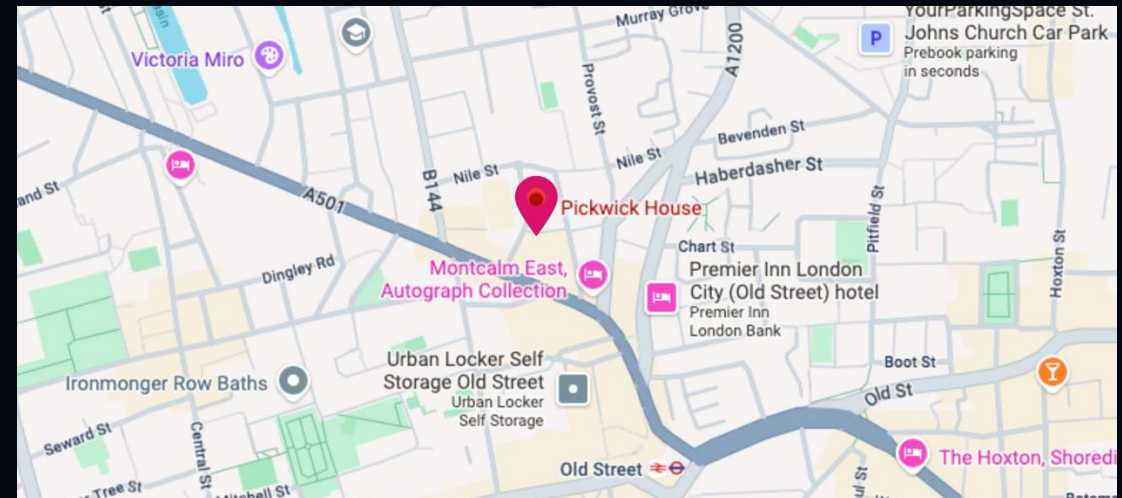
The ground floor provides a self-contained unit with a prominent street presence on Ebenezer Street. The space benefits from excellent natural light through large frontage windows, generous ceiling heights, and an efficient open-plan layout suitable for a variety of uses. Modern finishes, exposed services, and flexible floorplates make the accommodation well-suited for occupiers seeking contemporary workspace in a vibrant location.

#### Location

The property is situated just off City Road, occupying a prominent corner position close to Old Street Roundabout. Old Street Underground (Northern Line) is within a short walking distance, providing excellent connectivity across Central London, while Shoreditch and Angel are also easily accessible. The area is well served by numerous bus routes and benefits from a wide range of cafés, restaurants and amenities within walking distance.

#### Specification and Amenities

- Self Contained
- Meeting rooms
- Air conditioning
- Showers and WCs
- Fully Raised Floors
- Secure bicycle storage
- Kitchen



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## Schedule of Areas

Floor	Sq Ft.	Sq. m,	Available
Ground	5,095	464.52	Immediately

## Lease Options

A new lease is available directly from the landlord.

## Financials

**Rent:** £35 per sq. ft.

**Rates:** Estimated £15 per sq. ft.

**S/C:** £6,642 per annum

## Viewings

Strictly by appointment through SHB.



**Freddie Proctor**

Director

M: 07702 335 639

fproctor@shbre.co.uk



**Ollie Friend**

Graduate Surveyor

M: 07493 194 131

ofriend@shbre.co.uk



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