

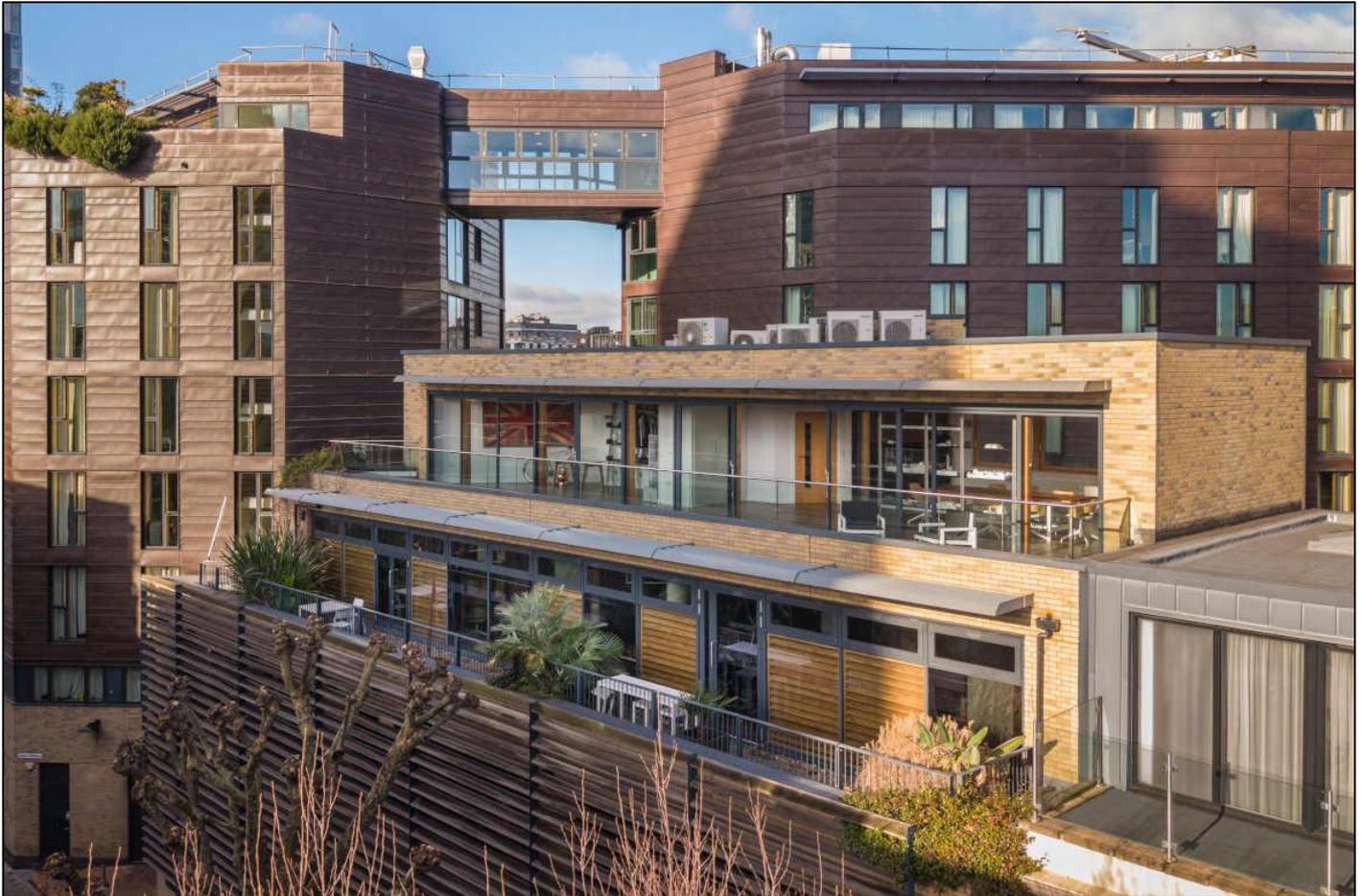
Commercial Office Space

2,230 sq. ft. / 207 sq. m.

**Stunning duplex penthouse unit with two terraces in the heart of Old Street**

# TO LET

**5 Green Mews, Bevenden Street, Shoreditch, London N1 6AS**



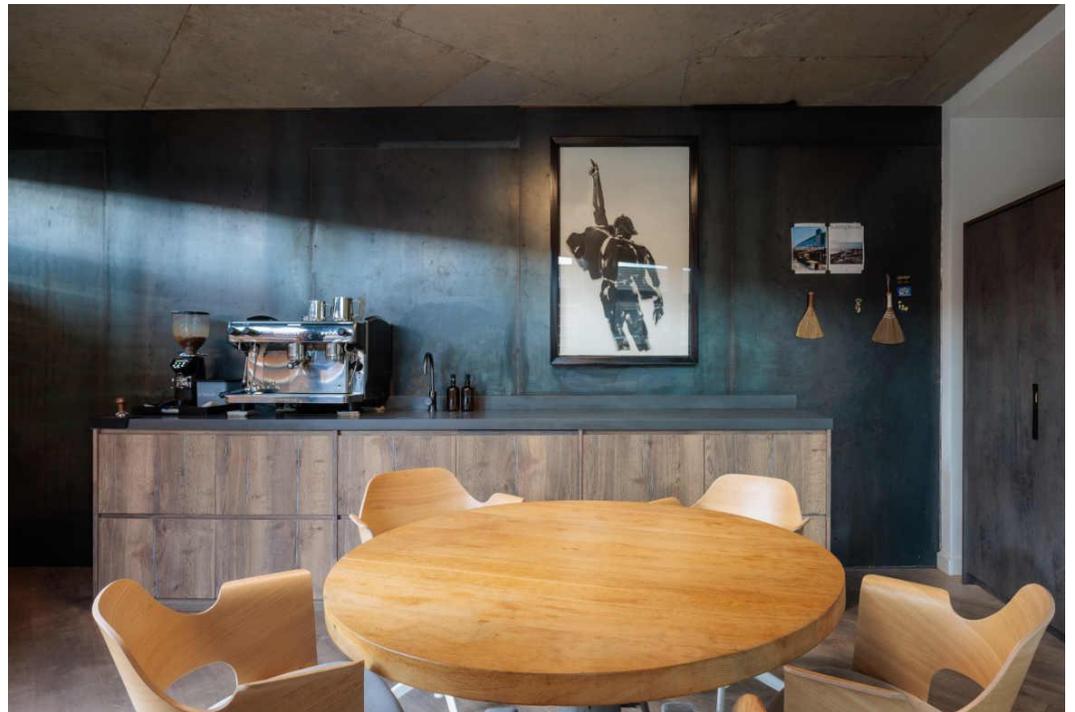
## LOCATION

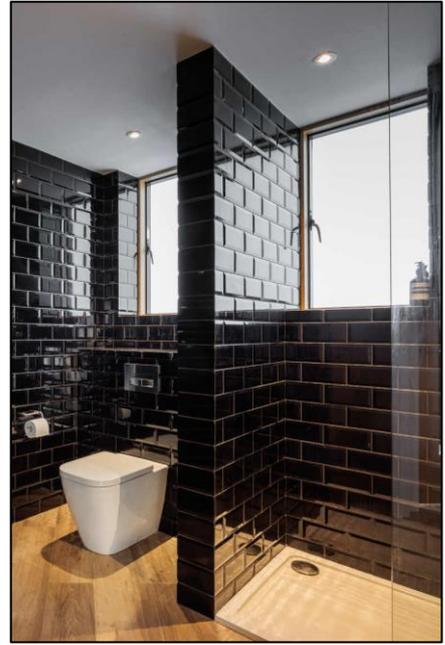
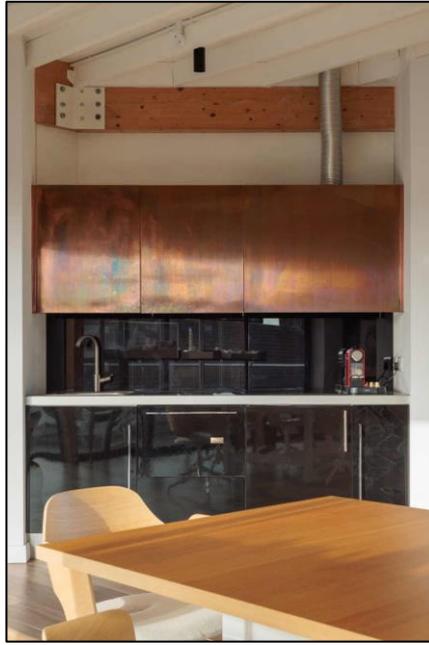
Green Mews is a five-minute walk to the north of Old Street Roundabout and is well served by the numerous cafes, bars, restaurants and hotels of Shoreditch and the Old Street district.

There are green spaces readily available at Shoreditch Park, St. Johns Church, Aske Gardens and Hoxton Square.

## TRANSPORT

Old Street (Northern line and National Rail)  
Hoxton (London Overground)  
Shoreditch High Street (London Overground)  
Angel (Northern line)





## DESCRIPTION

Green Mews is an acclaimed development providing multiple office studios set within a gated mews development that has excellent green credentials.

The penthouse comprises the third and fourth floors with two open plan desking areas, a kitchenette, meeting room and two private terraces.

It is available on an inclusive traditional basis or a fully managed basis.

## HIGHLIGHTS

- Secure gated development
- Excellent natural daylight
- Good floor to ceiling height
- Polished concrete ceiling
- Modern LED light fittings
- Fully cabled & furnished space
- 100+ Mb fibre connection available
- Meeting room
- Kitchenette
- W/Cs & shower
- Bike racks
- Passenger lift
- Entryphone system
- Terraces on both floors

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	1,000	93
Third	1,230	114
<b>Total</b>	<b>2,230</b>	<b>207</b>

## INCLUSIVE RENT

Per Annum	Per Calendar Month
£145,396	£12,116

Inclusive rent covers rent, service charge and business rates.

## LEASE

A short form lease is available for a minimum term of 24 months.

## EPC

Rating of A.

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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