

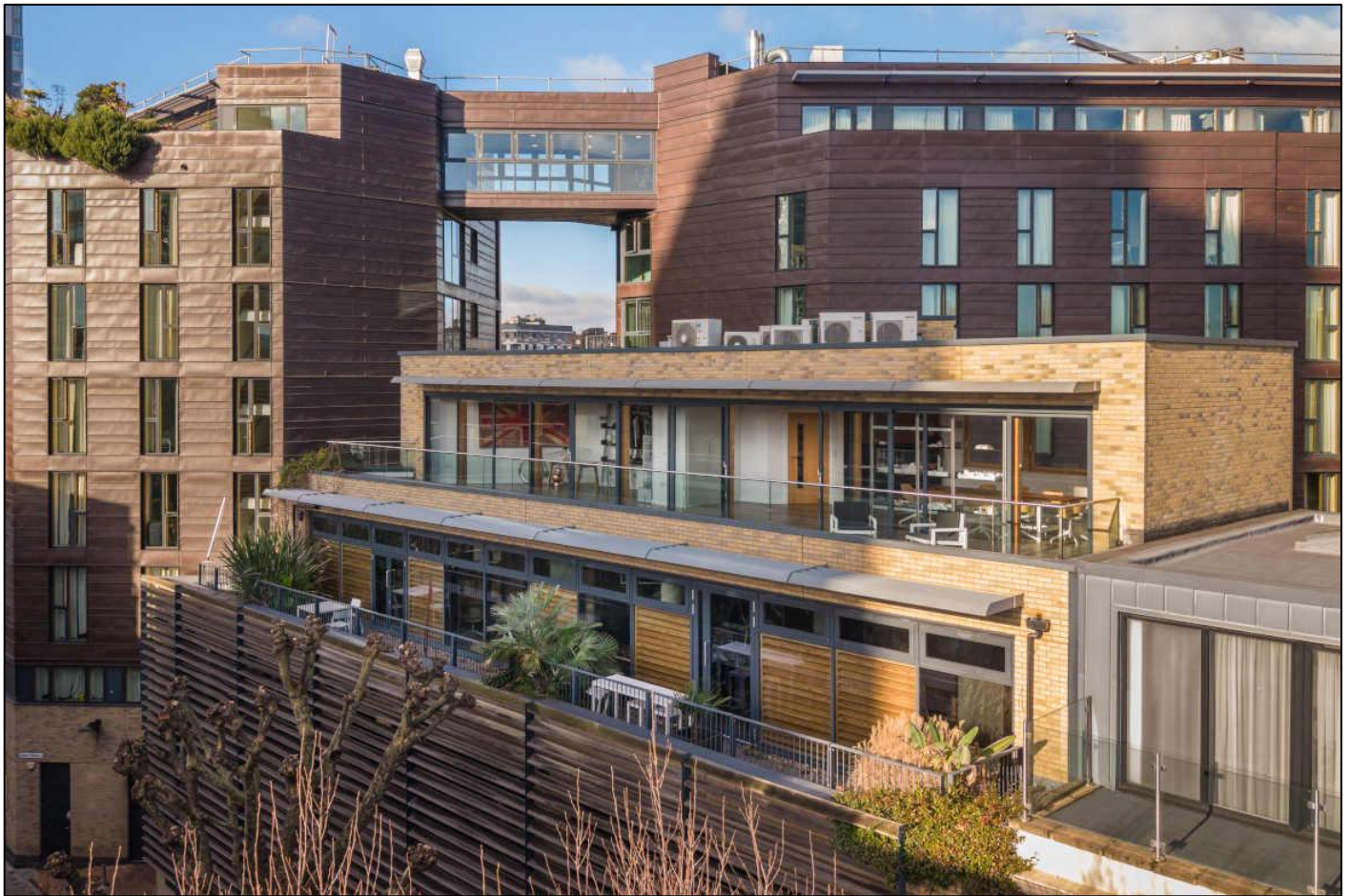
Commercial Office Space

1,230 sq. ft. / 114 sq. m.

Stunning office floor with terrace in the heart of Old Street

TO LET

4 Green Mews, Bevenden Street, Shoreditch N1 6AS



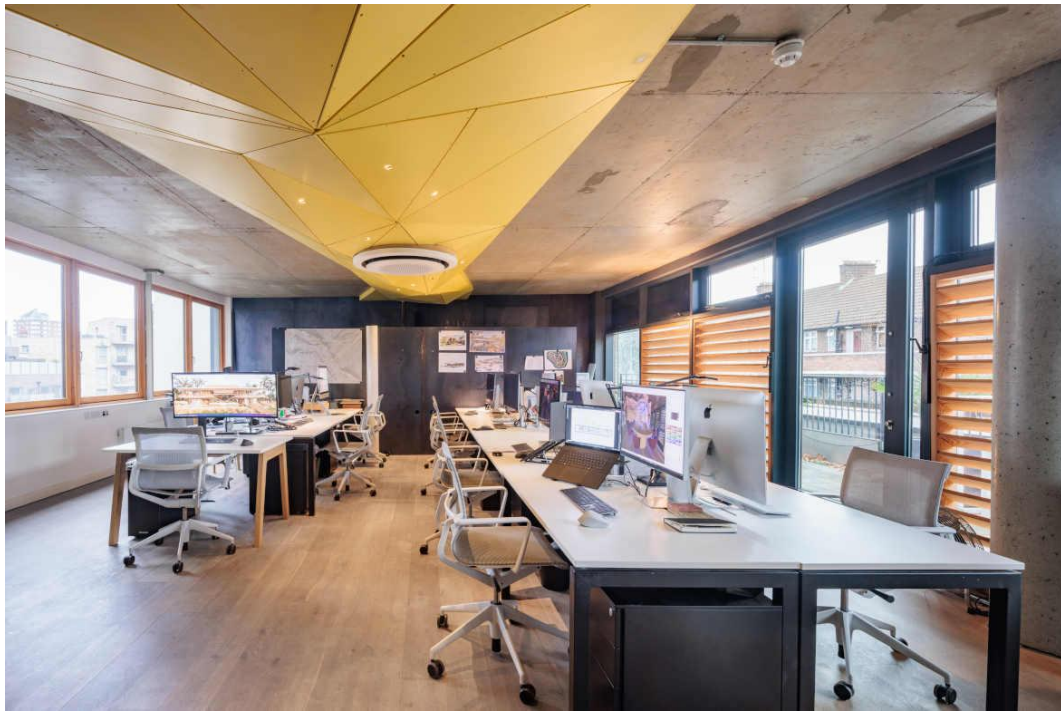
LOCATION

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 third floor comprises open plan desking, a kitchenette, meeting room and private terrace.

It is also available on 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
- Terrace

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,230	114

LEASE

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

RENT

Per Sq. Ft.	Per Annum
£39.50	£55,350.00

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£5.00	£6,150.00

BUSINESS RATES (2025/26)

Per Sq. Ft.	Per Annum
£15.72	£19,335.60

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£74,071	£6,173

EPC

Rating of A.

VAT

The property is elected for VAT.

PLEASE CONTACT

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