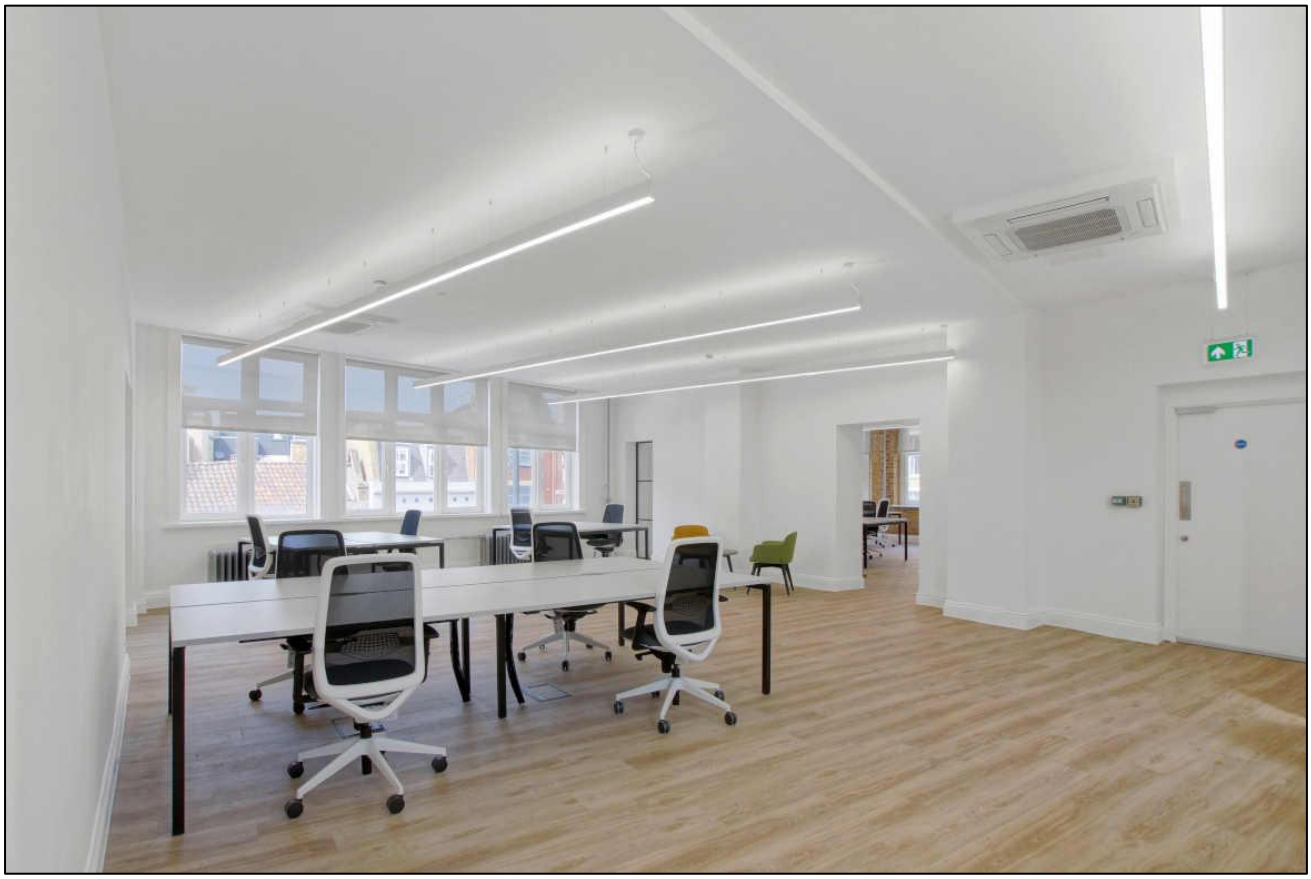
Commercial Office Space
1,600 – 3,345 sq. ft.
Fully fitted & furnished office space within a stunning Victorian building

TO LET

Zenith House, 155 Curtain Road, Shoreditch EC2A 3QY



LOCATION

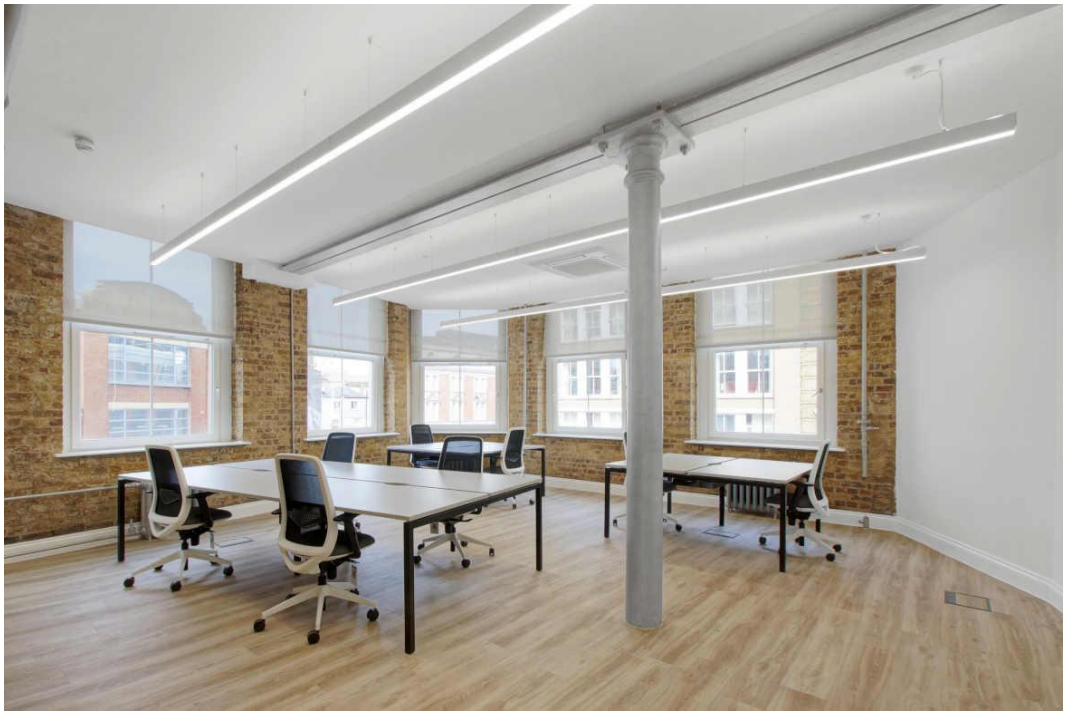
The building is prominently located on the corner of Old Street and Curtain Road within the heart of Shoreditch. With Old Street, Shoreditch High Street and Liverpool Street stations all within a 10 minute walk of the building, it is very well connected – not to mention the wide array of cafes, restaurants and bars on the doorstep.

TRANSPORT

Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Various bus routes

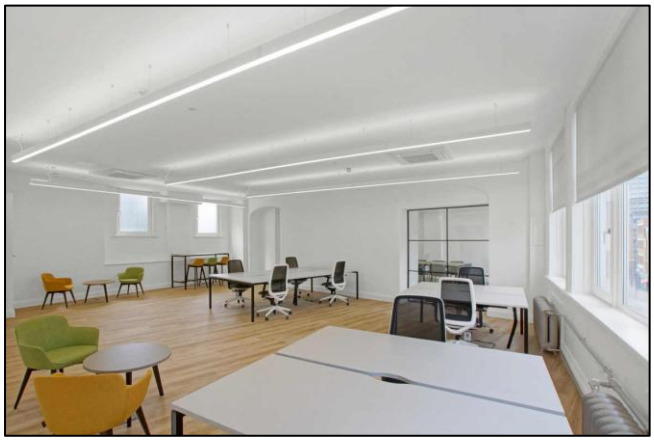
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













DESCRIPTION

These office floors have been refurbished fitted and furnished to provide 16 desks and a meeting room on each floor.

The floors benefit from excellent natural light, air conditioning / heating, power and network cabling, enclosed kitchenettes and demised WCs.

AMENITIES

- Newly refurbished, fitted & furnished
- 16-32 desks
- 1 meeting room per floor
- Modern LED lighting
- Heating & cooling
- Breakout seating
- Enclosed kitchenettes
- Demised WCs

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,600	148.6
Second	1,745	162.1
Total	**3,345**	**310.7**

LEASE

New lease direct from the freeholder, for a minimum guaranteed term of 3 years.

RENT

Floor	Per Sq. Ft.	Per Annum
Third	£29.50	£47,200.00
Second	£29.50	£51,477.50

FIXED SERVICE CHARGE & INSURANCE*

Floor	Per Sq. Ft.	Per Annum
Third	£7.00	£11,200
Second	£7.00	£12,215

*Fixed service charge and insurance figure is subject to annual increases of 5%.

BUSINESS RATES

Floor	Per Sq. Ft.	Per Annum
Third	£14.19	£22,710.00
Second	£14.46	£25,225.00

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Third	£81,104.00	£6,758.67
Second	£88,925.20	£7,410.43

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Ned Walters
nwalters@antonpage.com