

Tel: 020 7336 1313

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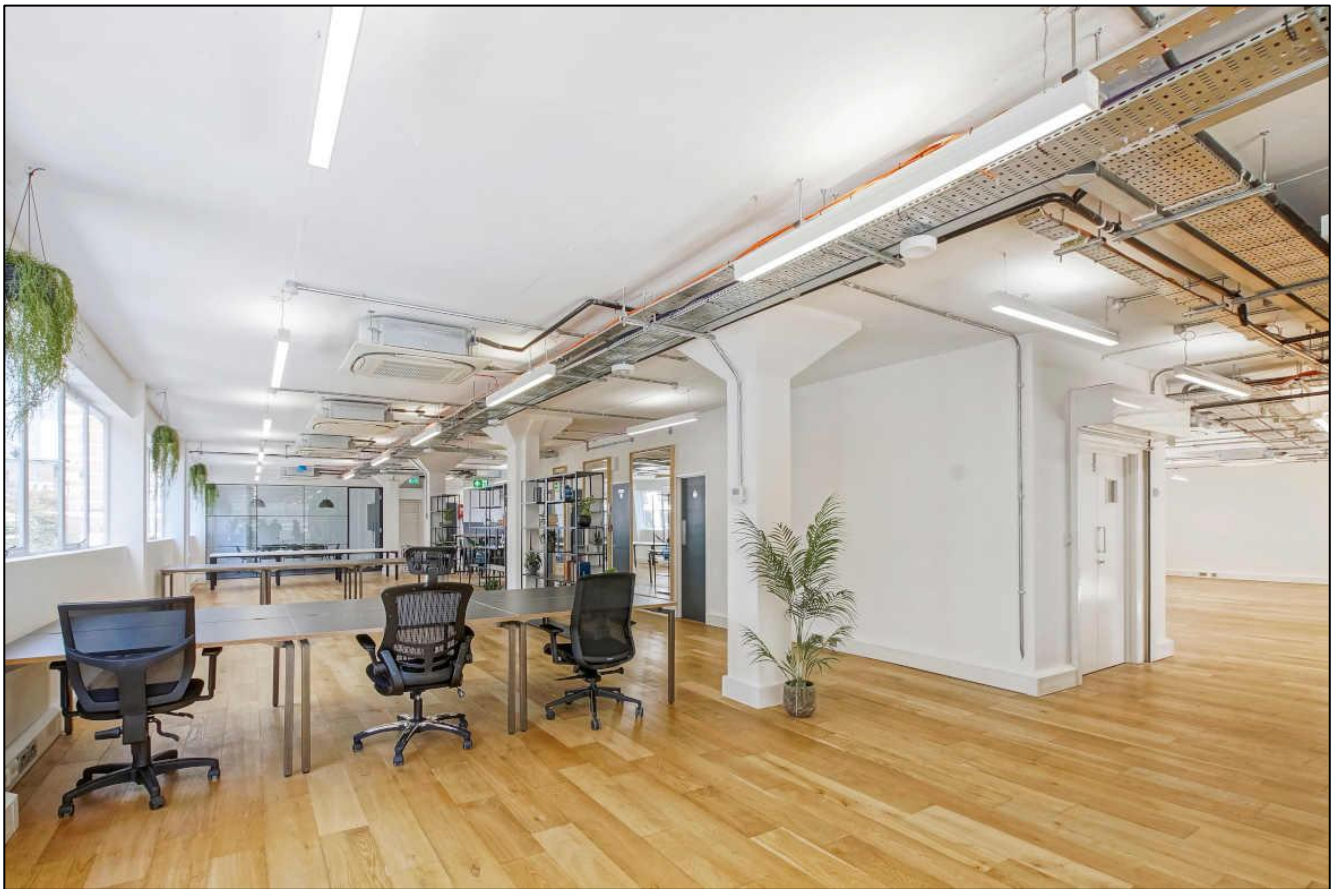
Commercial Office Space

3,450 – 6,900 sq. ft.

Newly refurbished media style office floor in a prime Old Street location

TO LET

Jordan House, 47 Brunswick Place, Old Street, London N1 6EB



LOCATION

The building is situated on the corner of Brunswick Place and Baches Street, equidistant from both Hoxton Square and Old Street station, with numerous bars and restaurants within close proximity. The immediate surrounds have been populated by numerous design and technology companies, with digital start-ups now accounting for over 1,400 businesses.

TRANSPORT

Old Street Station (Northern line and First Capital Connect)
Hoxton (London Overground)
Buses 243 and 55 (Oxford Circus and Waterloo)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Both floors have recently been refurbished to provide bright open plan office space with wooden flooring, air conditioning, demised WCs, fitted kitchenette, good floor to ceiling height and exposed services.

The accommodation provides open plan space and benefits from having excellent natural daylight throughout due to the volume of windows.

The building also benefits from having loading facilities and parking is available by separate arrangement. The reception area has recently undergone a comprehensive refurbishment.

AMENITIES

- Engineered wooden floors
- Excellent natural daylight
- Air conditioning
- Male and Female WC's
- Perimeter trunking
- Passenger lift
- Freight lift
- Car parking available (by separate arrangement)
- 3 minutes from Old Street Roundabout
- Refurbished reception area

APPROXIMATE FLOOR AREAS

Third floor	3,450 sq. ft.	317.7 sq. m.
First floor	3,450 sq. ft.	317.7 sq. m.
Total	6,900 sq. ft.	641.03 sq. m.

LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

£39.50 per sq. ft. plus VAT.

SERVICE CHARGE

We have been advised that the service charge is approximately £3 per sq. ft.

RATES

Estimated rates payable for 2021/22 are approximately:

Third floor	£13.11 per sq. ft.
First floor	£11.95 per sq. ft.

Interested parties must verify these figures from the London Borough of Hackney.

TOTAL OCCUPANCY COSTS

Third floor	£191,854.50 pa / £15,987.87 pcm
First floor	£187,852.50 pa / £15,654.37 pcm

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

FEINER DE SMITH 020 7255 2020

richardds@feiner-desmith.co.uk