

ELLIS BROWN

OFFICE TO LET

Fantastic fully fitted media style office accommodation in a converted Victorian warehouse with large communal roof terrace

Dynamis House, 6-8 Sycamore Street, EC1Y
OSW
990 sq ft



Ellis Brown
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Description

The building is a typical Clerkenwell converted warehouse, retaining many character features. The 3rd floor benefits from excellent natural light from dual aspect windows and is fully furnished with desks and chairs. Incoming tenants will also benefit from a large communal roof terrace, separate bookable meeting rooms on the Ground floor as well as shower facilities.

Service charge includes utilities, cleaning, internet and insurance.

Location

The building occupies an excellent location close to the junction of Old Street and Clerkenwell Road and is centrally positioned between Barbican, Farringdon and Old Street Stations. Whitecross Market is just a five minute walk from the property providing numerous dining options. The area also has a vast array of restaurants, bars and coffee shops for local occupiers to enjoy.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	990	91.97	£32.50	£15.75	£15.12	£5,228.03	£62,736.30	Available
Total	990	91.97	£32.50	£15.75	£15.12	£5,228.03	£62,736.30	

Features

Large communal roof terrace
Exposed steel columns
Fully fitted
Meeting room
Excellent natural light
Fibre internet connection
Comfort Cooling
Shower Facilities

EPC

On application

Terms

On application

VAT

Applicable

Contact

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