

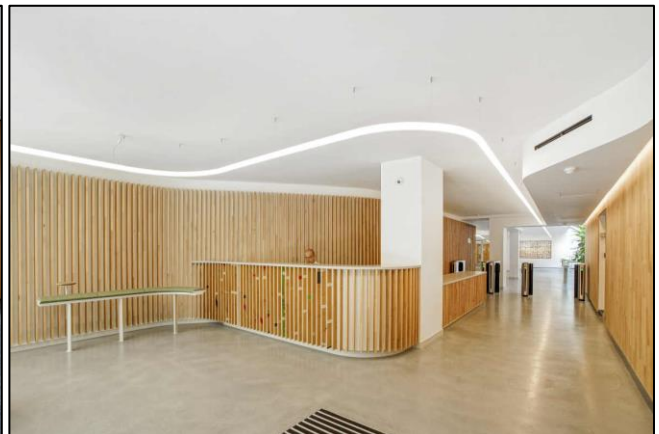
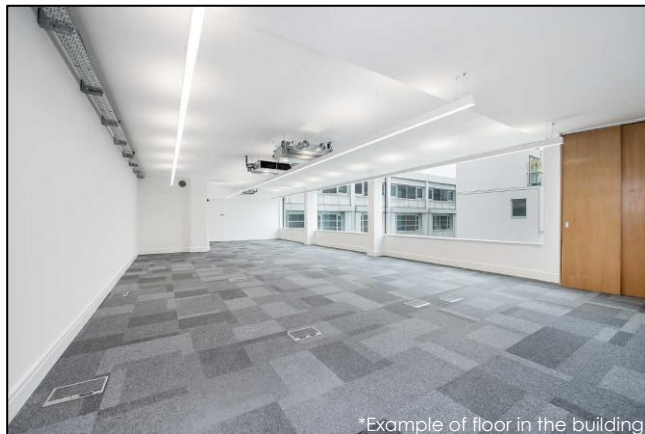
Commercial Office Space

2,300 sq. ft. / 213.68 sq. m.

Newly refurbished office close to Old Street Roundabout

TO LET

50 Featherstone Street, Old Street, London EC1Y 8RT



LOCATION

The building is situated on the northern side of Featherstone Street, running parallel to Old Street. The property is just a few minutes walk from Old Street roundabout.

The area has been coined Silicon Roundabout and has become internationally recognised as the centre for creative, tech and media companies. Local amenities are excellent with various shops, coffee shops, bars and restaurants in close proximity. The hugely popular street food market on White Cross Street is also nearby.

TRANSPORT

Old Street (Northern line and National Rail)

Moorgate (Hammersmith & City, Circle and Metropolitan lines and National Rail)

Liverpool Street (Central, Circle and Metropolitan lines and National Rail)



DESCRIPTION

Open plan office accommodation set on the first floor of this modern office building.

Two passenger lifts serve the building floor and these are accessed through an impressive reception area with commissionaire.

The first floor has just been refurbished and provides upgraded space with a new heating and cooling system, new modern light fittings and new demised Kitchenette and W/C's

Available for immediate occupation.

AMENITIES

- Modern building
- Impressive reception area
- Commissionaire
- 2 x passenger lifts
- Bright floor with good natural daylight
- Excellent floor to ceiling heights
- Heating and cooling system
- New modern light fittings
- New demised W/C's
- Raised floor
- Kitchen area
- Secure bike storage
- Showers

APPROXIMATE FLOOR AREAS

First Floor 2,300 sq. ft. 223.90 sq. m.

LEASE

A new lease is offered for a term by arrangement.

RENT

£45.00 per sq. ft.

£103,500 per annum

SERVICE CHARGE

£5.00 per sq. ft.

£11,500 per annum

RATES

The estimated rates payable for 2021/2022 are:

£17.88 per sq. ft.

£41,124 per annum

Interested parties must satisfy themselves and should contact the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

£156,124.00 per annum plus VAT

£13,010.33 per calendar month plus VAT

PLEASE CONTACT

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