



STRETTONS

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# 17 MICAWEBER STREET, OLD STREET, London, N1 7TB

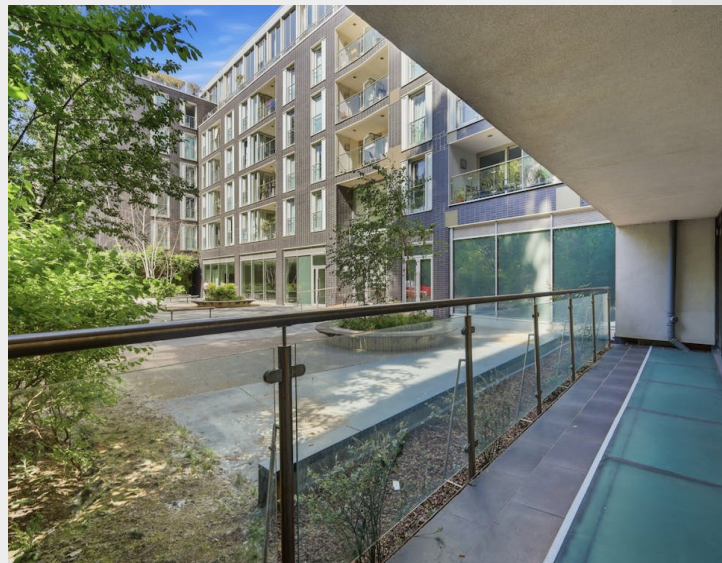
## TO LET

Office

1,550 sq ft / 144 sq m

£25 per sq ft

# A self-contained ground floor commercial unit suitable for a variety of uses



- Ground floor with direct street access and frontage
- Good natural light with access to a rear courtyard
- Excellent transport links
- Private kitchen, toilet and shower facilities
- Meeting rooms
- Images are indicative of the possible finish, with the unit suitable for uses including office, fitness, medical and leisure

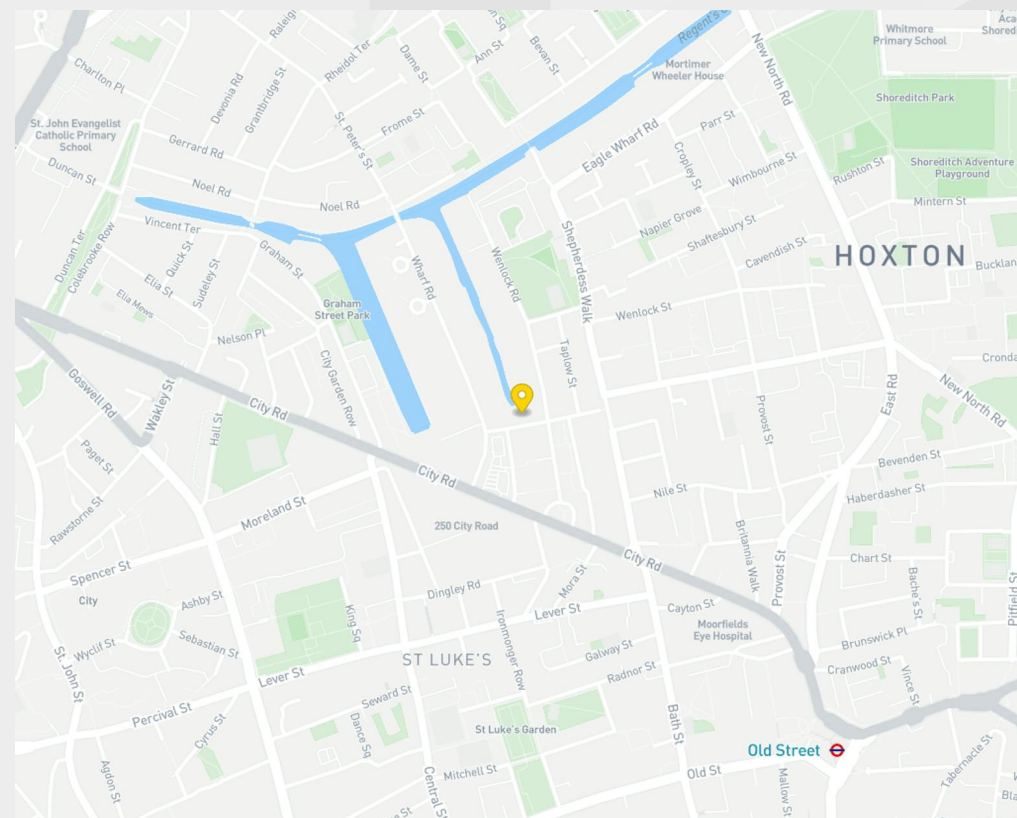
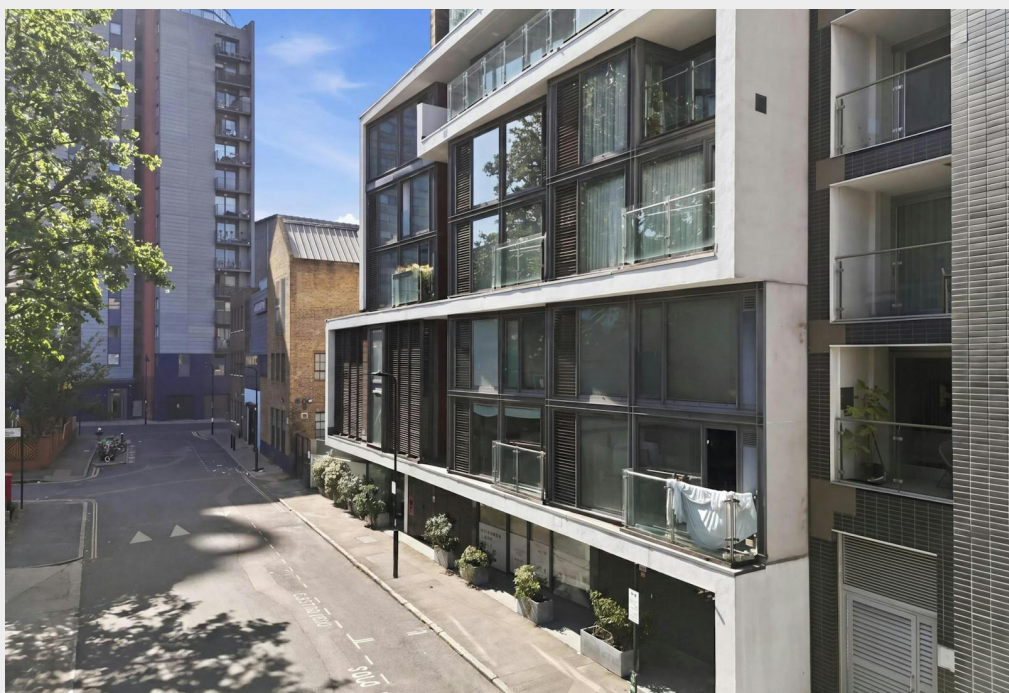


## Description

A self-contained, ground floor commercial unit with direct and step-free street access. The unit is currently configured for office use with two private meeting rooms, kitchen, WC and shower facilities. The unit could however suit a range of wider uses including fitness/ leisure, medical and showroom owing to the ground floor accessibility and proximity to Old Street.

## Location

The building is prominently positioned close to the junction of Wharf Road and Wenlock Road, less than half a mile from Old Street Roundabout and approximately 0.7 miles from Islington. Old Street Station (Northern Line and National Rail Services) is a short walk away. Situated within this vibrant city fringe location, the property benefits an abundance of high-quality nearby amenities.





## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	1,550	144	£25	£16.26	£3.60	£5,794.42	Available

### Tenure

New Lease

### EPC

D

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk

Christopher Antoniou (Ellis Brown)  
07922 584 901  
christopher@ellisbrowncommercial.com



### Further Information

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