Commercial Office Space
26,650 – 48,585 sq. ft.
Prime office space suitable for a variety of users

TO LET

The Corsham, 41 Corsham Street, Old Street, London N1 6DR



LOCATION

Situated just off Old Street roundabout, The Corsham is at the heart of London's Tech City, surrounded by the vibrant energy of Shoreditch and Hoxton. The area is renowned for its mix of cafes, bars and restaurants providing a lively creative atmosphere alongside excellent transport links.

TRANSPORT

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

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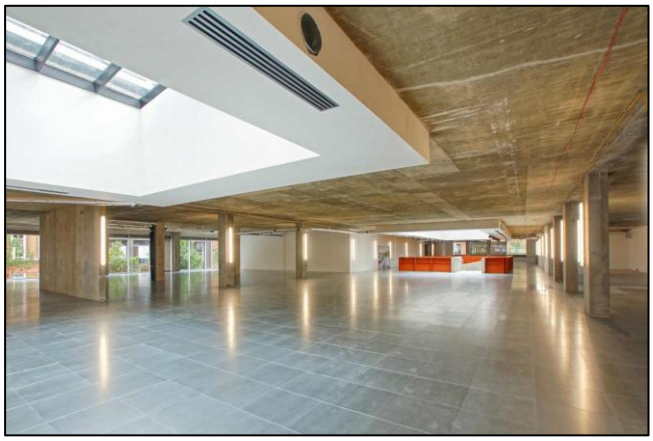
THE GORDIAN

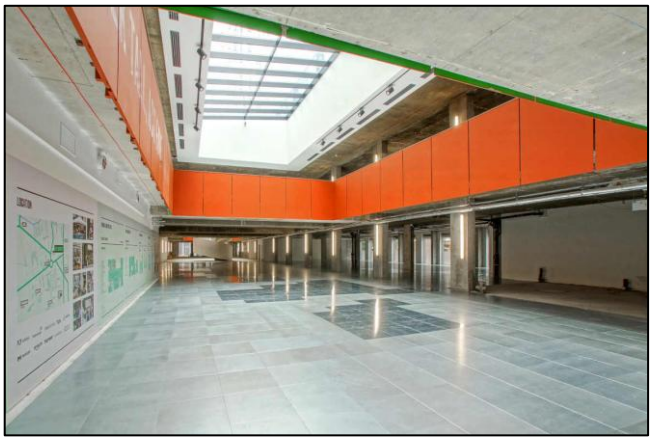








Existing



Existing

DESCRIPTION

The Corsham provides two large floor plates with options to split floors to suit a bespoke requirement.

There is a prominent self-contained entrance with triple height glazed street access.

The premises are currently offered in shell and floor condition with landlord contributions available for a CAT A fit out.

HIGHLIGHTS

- Self-contained HQ premises
- Large, flexible floor plates
- Modern building
- Floor to ceiling windows
- Central atriums
- Open floor layout
- Suitable for a range of uses

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	21,933	2,037.64
Ground	26,652	2,476.05
Total	48,585	4,513.69

LEASE

New lease terms available.

RENT

Floor	Per Sq. Ft.	Per annum
First	£49.50	£1,085,683
Ground	£49.50	£1,319,274
Total	£49.50	£2,404,957

SERVICE CHARGE

£1.60 per sq. ft.

BUSINESS RATES

To be assessed.

VAT

The building is elected for VAT.

PLEASE CONTACT

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