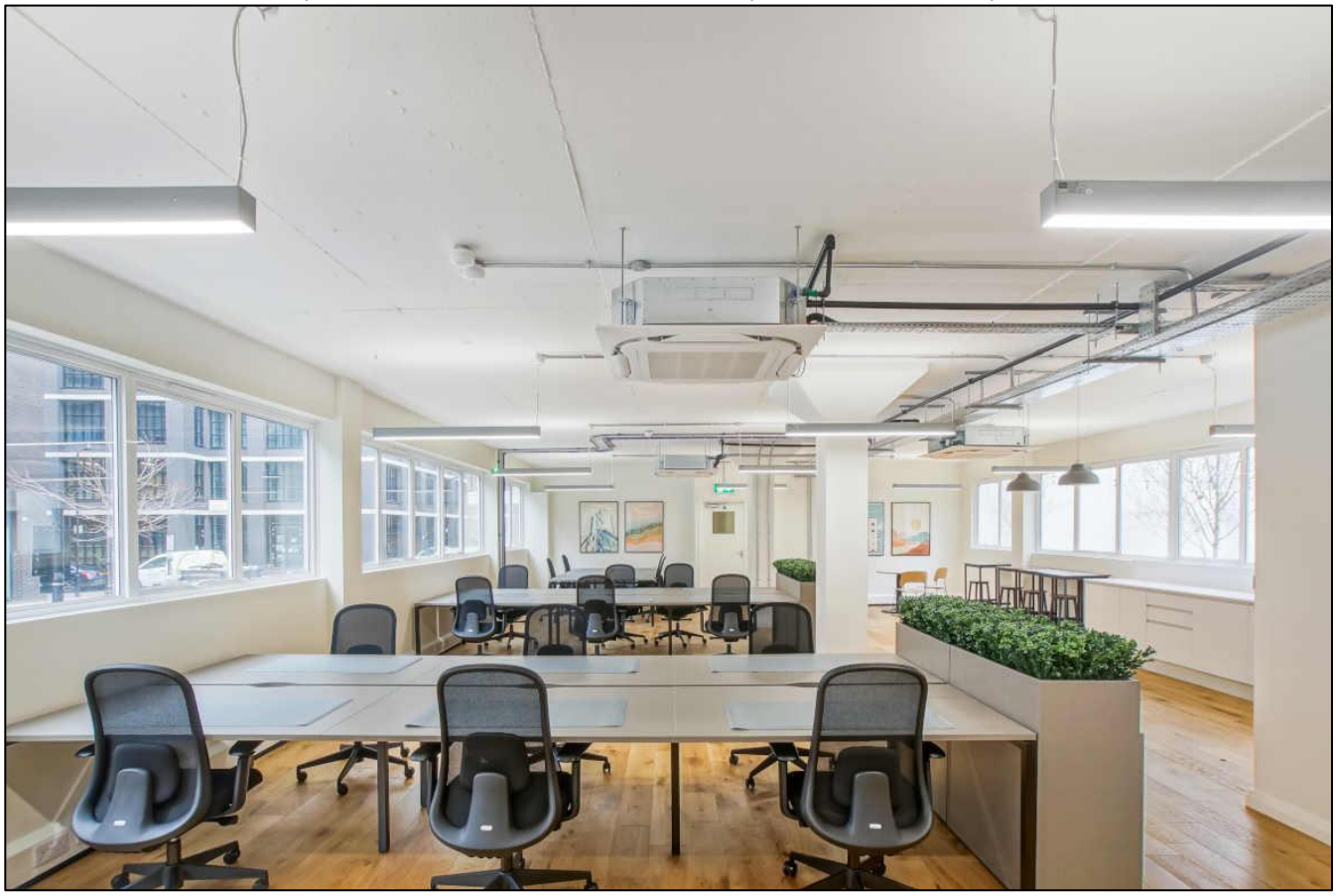
Commercial Office Space
3,413 sq. ft. / 317.1 sq. m.
Newly refurbished fitted & furnished offices close to Old Street station
32 workstations, 3 meeting rooms, kitchens & break out areas

TO LET

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



LOCATION

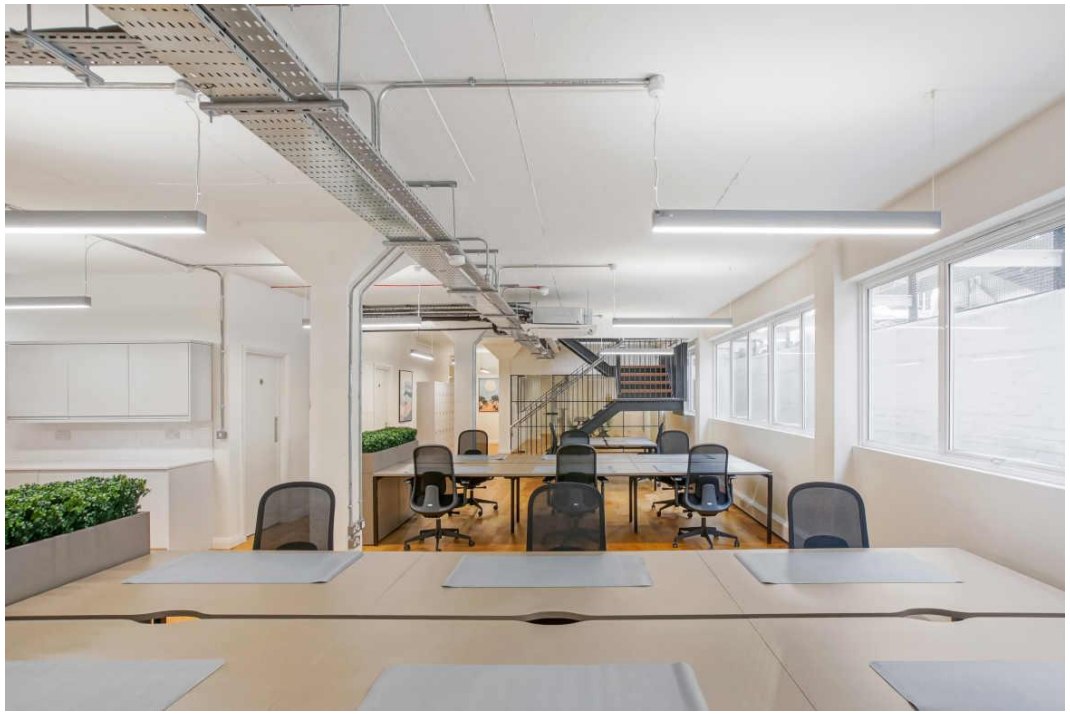
The building is situated on the corner of Brunswick Place and Baches Street, equidistant from both Hoxton Square and Old Street station.

The immediate area is well served by numerous bars, restaurants, coffee shops and hotels. The immediate surrounds are quiet by heavily populated by numerous creative and tech companies.

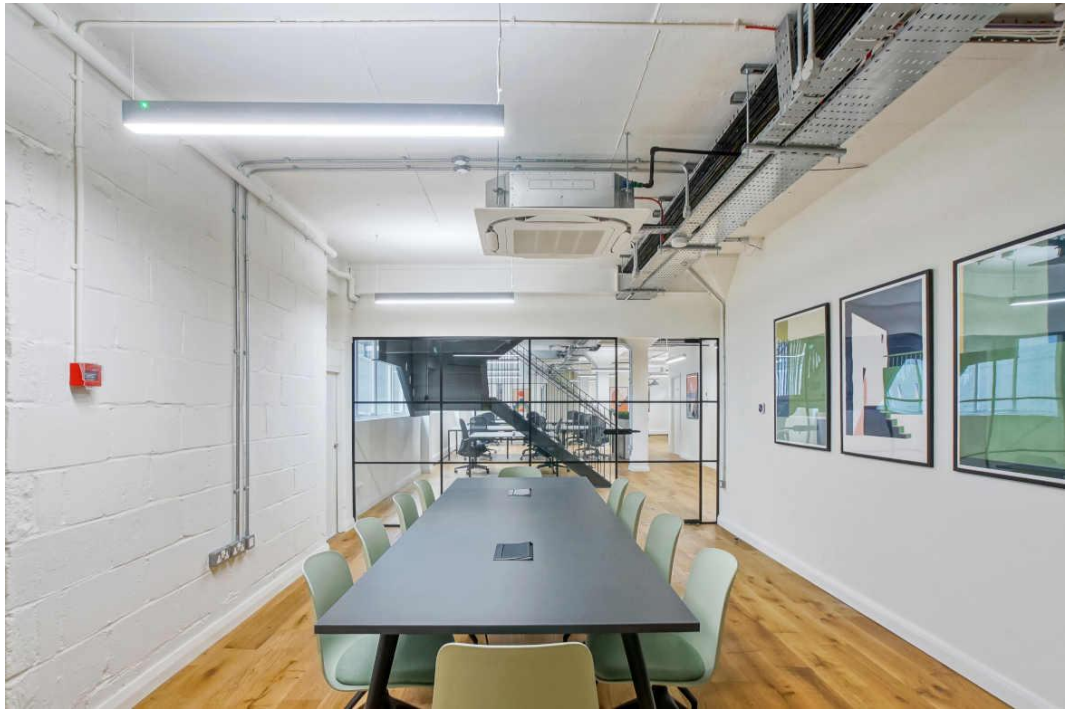
TRANSPORT

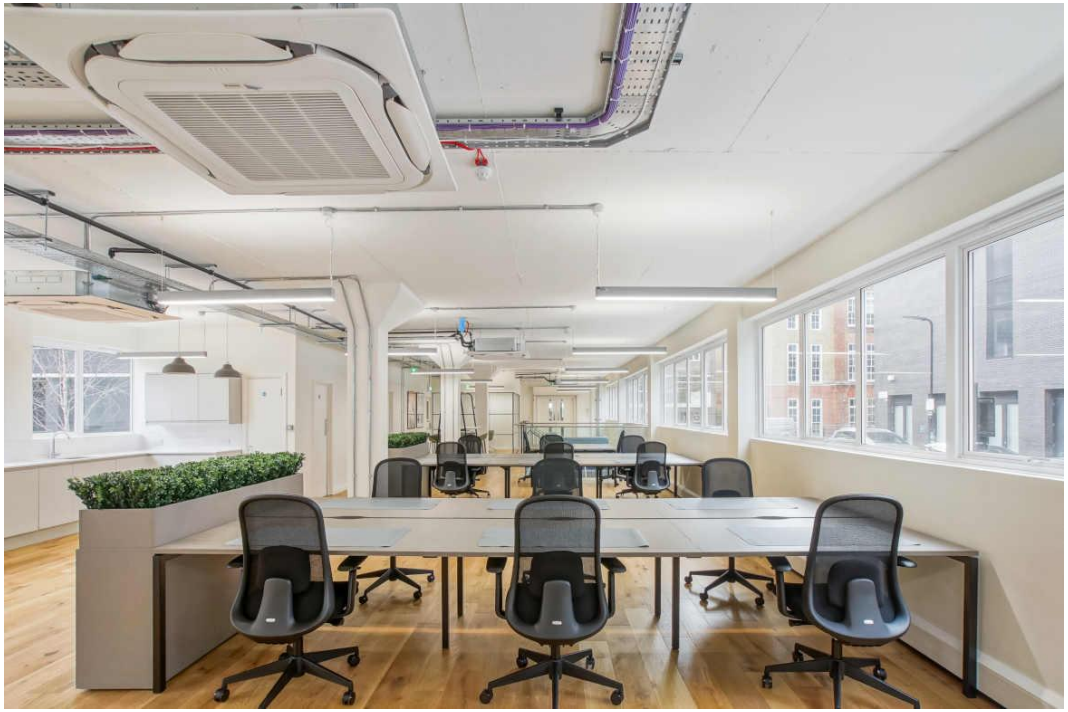
Old Street (Northern line and National Rail)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)

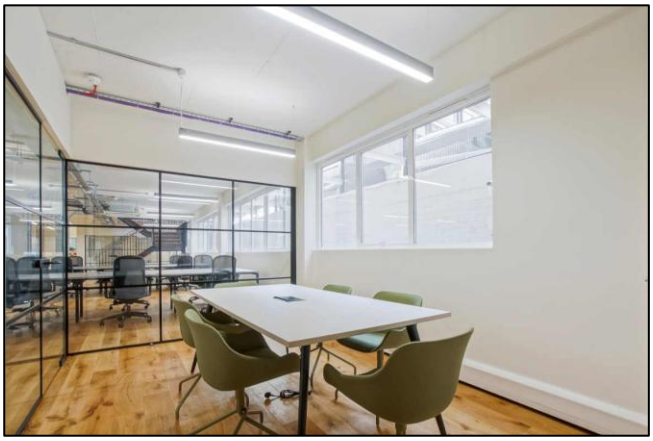
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













DESCRIPTION

The accommodation has recently been refurbished to provide two bright open plan spaces that are interconnected with an internal staircase.

The floors have been fitted and furnished to provide stylish, work ready office accommodation.

- 32 fixed workstations
- 10 person boardroom
- 8 person meeting room
- 4 person meeting room
- 2 kitchens and break out areas
- Telephone pod
- Reception & welcome area

HIGHLIGHTS

- Fully refurbished
- New double-glazed windows
- New LED lighting
- New comfort cooling system
- New timber flooring
- New W/C's and shower
- New IT cabling throughout
- Passenger lift
- Large shared courtyard
- 4/5 minute walk to Old Street & Hoxton Square

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,538	142.9
L. Ground	1,875	174.2
Total	**3,413**	**317.1**

LEASE

A new lease for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£39.56	£135,000

SERVICE CHARGE

We have been advised that the service charge is approximately:

Per sq. ft.	Per Annum
£4.00	£13,652

BUSINESS RATES

Estimated rates payable for 2026/27 are approximately:

Per sq. ft.	Per Annum
£9.52	£32,496

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

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£181,162	£15,097

PLEASE CONTACT

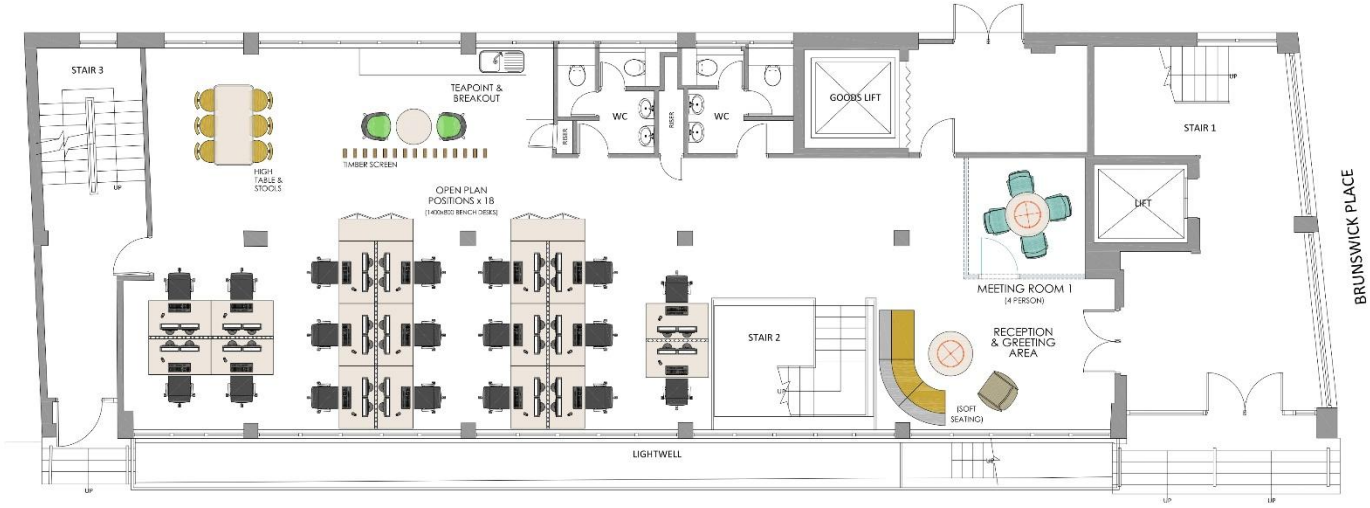
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FLOOR PLAN



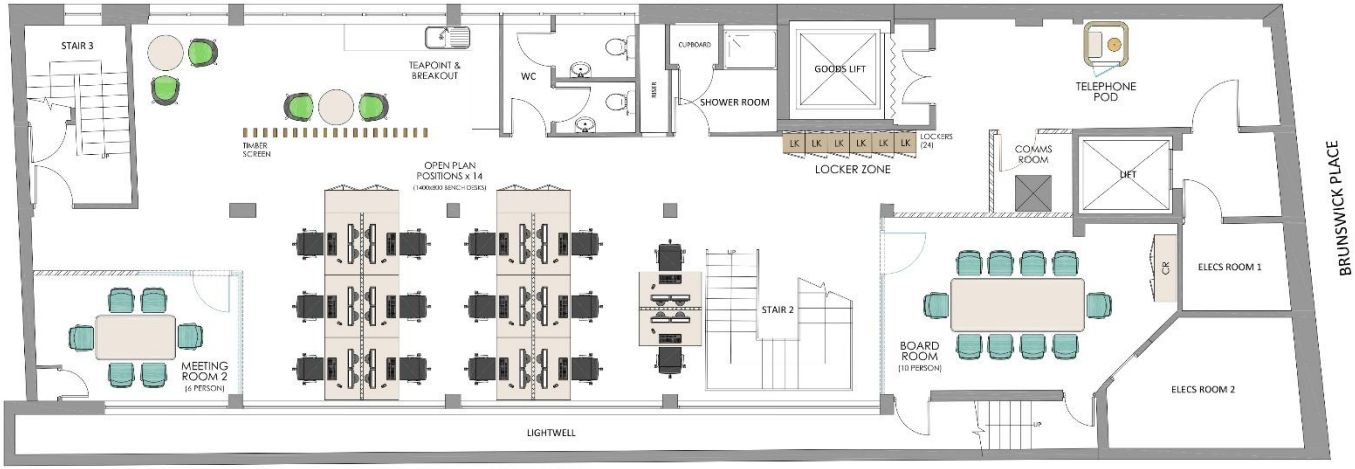
GROUND FLOOR

BREAKDOWN OF FACILITIES:-

1 x RECEPTION & GREETING AREA
18 x OPEN PLAN POSITIONS (1400x800)
1 x COLLABORATION AREA (6 PERSON)
1 x MEETING ROOM (4 PERSON)
1 x TEAPOINT & BREAKOUT AREA

TOTAL HEADCOUNT - 18 FIXED WORK POSITIONS

BACHE'S STREET



LOWER GROUND FLOOR

BREAKDOWN OF FACILITIES:-

14 x OPEN PLAN POSITIONS (1400x800)
1 x QUIET ZONE (3 PERSON)
1 x MEETING ROOM (6 PERSON)
1 x BOARDROOM (10 PERSON)
1 x TEAPOINT & BREAKOUT AREA
1 x COMMS ROOM
1 x LOCKER ZONE
1 x TELEPHONE POD

TOTAL HEADCOUNT - 14 FIXED WORK POSITIONS