

Commercial Office Space

1,860 sq. ft. / 172 sq. m.

**Super-efficient, sustainable space with excellent green credentials!**

**Fitted, furnished and immediately available on competitive 24+ month lease terms**

# TO LET

**5 Green Mews, Bevenden Street, Shoreditch, London N1 6AS**



## LOCATION

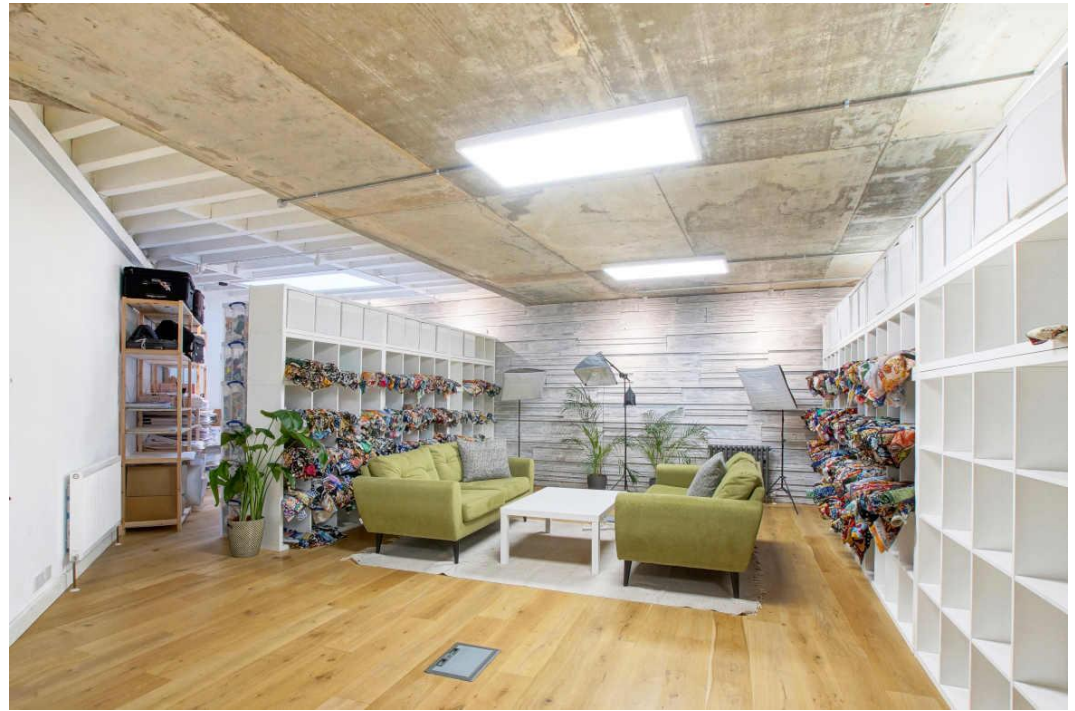
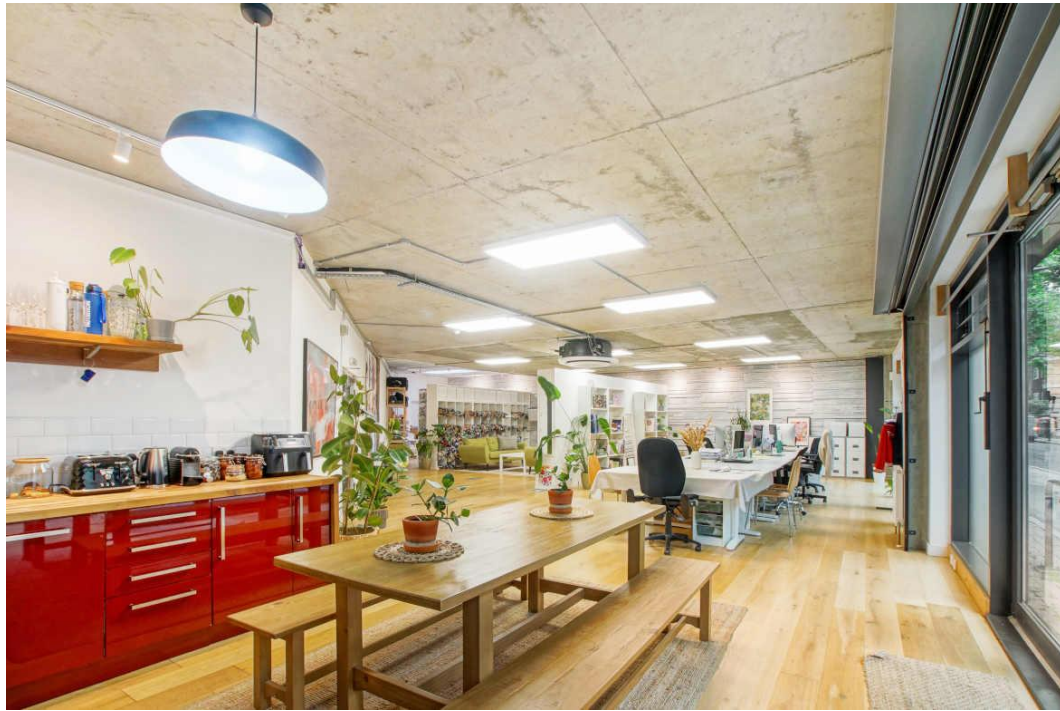
Green Mews is a five-minute walk to the north of Old Street Roundabout and is well served by the numerous cafes, bars, restaurants and hotels of Shoreditch and the Old Street district.

There are green spaces readily available at Shoreditch Park, St. Johns Church, Aske Gardens and Hoxton Square.

## TRANSPORT

Old Street (Northern line and National Rail)  
Hoxton (London Overground)  
Shoreditch High Street (London Overground)  
Angel (Northern line)









## DESCRIPTION

Green Mews is an acclaimed development providing multiple office studios set within a gated mews development that has excellent green credentials.

The ground floor can be fully self-contained with its own entrance off Bevenden Street.

The space is open plan and can comfortably accommodate 30 desks with meeting space.

It is available on a traditional or fully managed basis.

## HIGHLIGHTS

- Secure gated development
- Excellent natural daylight
- Good floor to ceiling height
- Polished concrete ceiling
- Modern LED light fitting
- Timber floor
- Fully cabled & furnished space
- 100+ Mb fibre connection available
- Central heating & natural fresh air ventilation
- Meeting room
- Kitchenette
- W/Cs & shower
- Bike racks
- Passenger lift
- Entryphone system

## AVAILABILITY

Floor	Sq. Ft.	Sq. M.
Ground	1,860	172.80

## LEASE

A short form lease is available for a minimum term of 24 months.

## RENT

Per Sq. Ft.	Per Annum
£39.50	£73,470

## SERVICE CHARGE

Per Sq. Ft.	Per Annum
£5.00	£9,300

## BUSINESS RATES

Per Sq. Ft.	Per Annum
£15.22	£28,305

## TOTAL OCCUPATIONAL COST

Per Annum	Per Calendar Month
£111,079	£9,257

## EPC

Rating of A.

## PLEASE CONTACT

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