

Commercial Office Space

1,489 / 1,698 / 2,164 / 3,250 sq. ft.

A stylish modernised Georgian townhouse off Finsbury Square

TO LET

The Townhouse, 15-17 Christopher Street, London EC2A 2BS



LOCATION

Situated on a quiet street off Finsbury Square, south of Shoreditch and north of Liverpool Street, Christopher Street provides calm in the hustle and bustle of the capital.

The building is superbly situated close to a range of mainline transport links, including Liverpool Street (5 mins) and Moorgate (7 mins) stations and is served by numerous cafés, bars, restaurants and hotels within the Shoreditch and Liverpool Street district.

TRANSPORT

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





DESCRIPTION

This impressive Georgian townhouse has been comprehensively refurbished and partially fitted, to provide flexible space. This is an ideal opportunity to create an office hub within the City of London.

The space can be self-contained with dual aspects giving excellent natural daylight throughout the building. There is a private courtyard with outside amenity and event space.

The property is available for immediate occupation in its entirety or in part.

AMENITIES

- Self-contained townhouse opportunity
- Meeting rooms / private offices
- Comfort cooling
- Secure Wi-Fi to each floor
- Furniture solutions available
- Secure access fobs & intelligent security
- Excellent natural daylight
- Private courtyard and event space
- Secure bike storage
- 3 showers & drying facilities

LEASE

New lease for a term by arrangement

Size Sq. Ft.	Rent Per Sq. Ft.	Service Charge Per Sq. Ft.	Rates Per Sq. Ft.	Total Occupational Costs	
				Per annum	PCM
Option 1 – Third & Second Floors					
1,489	£39.50	£8.00	£13.65	£91,052	£7,588
Option 2 – First, Ground & Lower Ground Floors					
1,698	£39.50	£8.00	£13.65	£103,833	£8,653
Option 3 – Third, Second & First Floors					
2,194	£39.50	£8.00	£13.65	£134,163	£11,180
Option 4 – Entire Building					
3,250	£39.50	-	£13.65	£172,738	£14,395

PLEASE CONTACT

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EPC

Rating of B

*VAT is payable on Rent & Service Charge