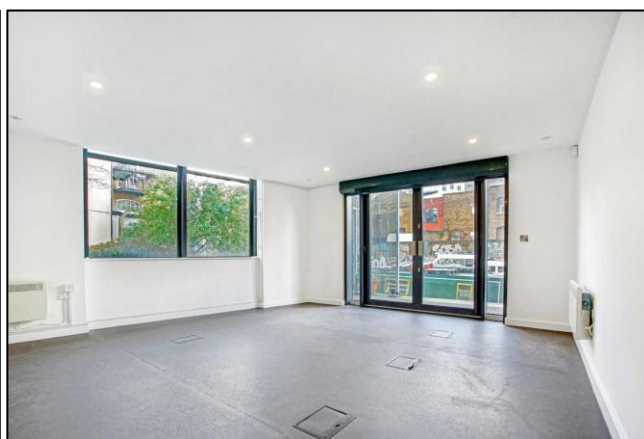


Commercial Office Space  
733 sq. ft. / 68.12 sq. m.  
**Stunning canal side office**

# TO LET

**10a Branch Place, Shoreditch, London, N1**



## LOCATION

The building is situated in Branch Place, which is located off Bridport Place and overlooks the historic Regent's Canal. Branch Place is located North of Old Street roundabout, adjacent to Shoreditch Park and Gainsborough Studios.

## TRANSPORT

Old Street Station (Northern Line, First Capital Connect services)  
Angel Station (Northern Line)  
Haggerston Station (London Overground, East London Line)  
Essex Road (First Capital Connect)  
Buses – 21, 76, 14, 271



## DESCRIPTION

The office is situated in a mixed use scheme and has been architecturally designed to provide stunning split level office space.

The office has its own self-contained street entrance from Branch Place, with the main work area overlooking the canal, and its own direct access to a shared canal side terrace.

## AMENITIES

- Architecturally designed office space
- Split level office
- Doors directly onto canal side
- Electric heating
- Meeting room and private office
- Fully cabled
- Additional storage 72 sq. ft.
- WCs and cloakroom
- Fully fitted kitchen
- Alarm
- Security shutters

## APPROXIMATE FLOOR AREAS

10a Branch Place    733 sq. ft.    68.12 sq. m

## RENT

£29,000 per annum plus VAT

## LEASE TERMS

A new flexible lease is available

## RATES

The current rates payable for 2021/22 are £8,358 per annum (£12.80 psf).

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

## FLOOR PLANS

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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