

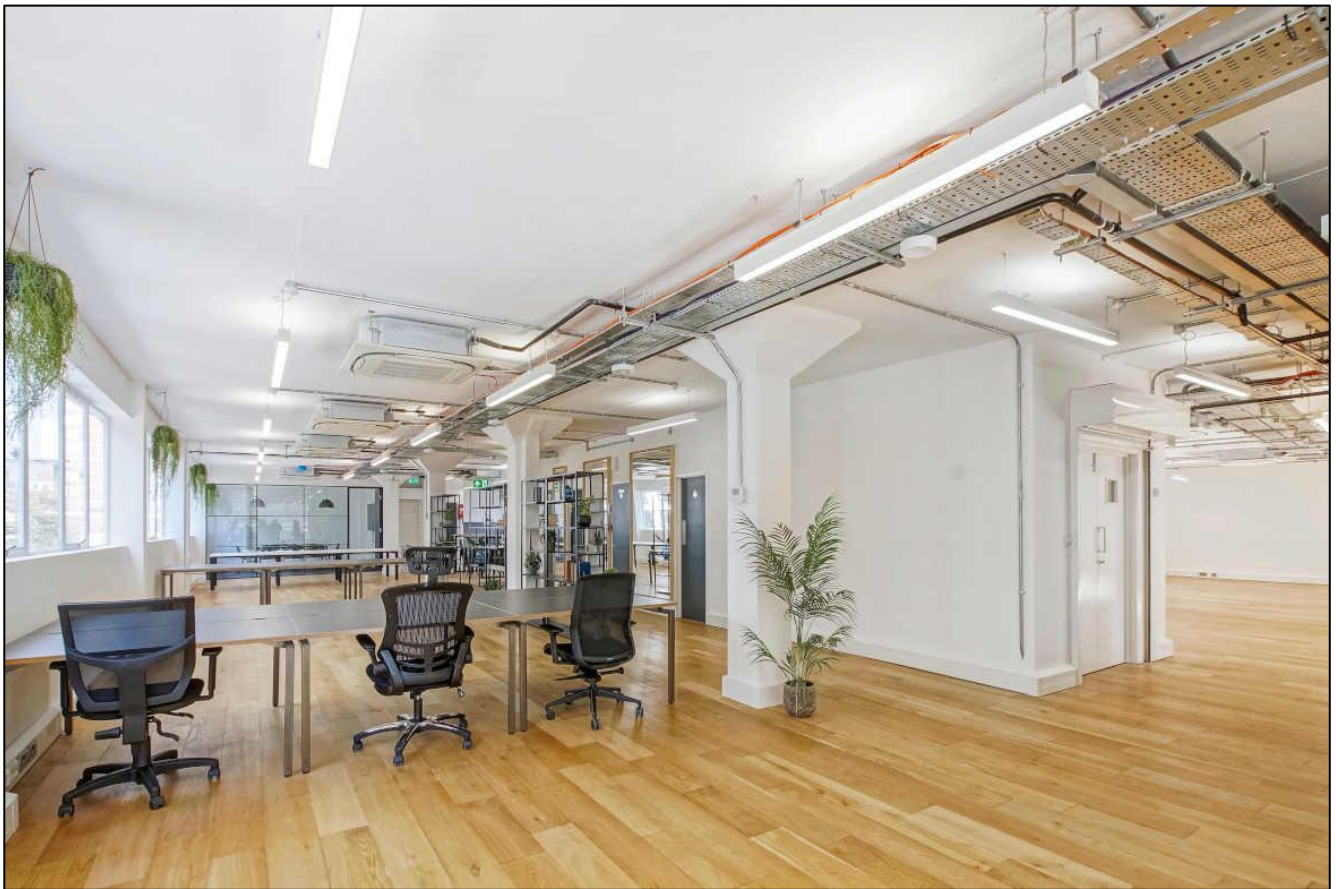
Commercial Office Space

3,450 sq. ft. / 320.52 sq. m.

Newly refurbished media style office floor in a prime Old Street location

TO LET

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



LOCATION

The building is situated on the corner of Brunswick Place and Batches Street, equidistant from both Hoxton Square and Old Street station, with numerous bars and restaurants within close proximity. The immediate surrounds have been populated by numerous design and technology companies, with digital start-ups now accounting for over 1,400 businesses.

TRANSPORT

Old Street Station (Northern line and First Capital Connect)
Hoxton (London Overground)
Buses 243 and 55 (Oxford Circus and Waterloo)



DESCRIPTION

The floor provides bright open plan office space with wooden flooring, air conditioning, demised WCs, fitted kitchenette, good floor to ceiling height and two meeting rooms.

The building also benefits from having loading facilities. The reception area has recently undergone a comprehensive refurbishment.

AMENITIES

- Engineered wooden floors
- Two meeting rooms
- Excellent natural daylight
- Air conditioning
- Male and Female WC's
- Perimeter trunking
- Passenger lift
- Freight lift
- 3 minutes from Old Street Roundabout
- Refurbished reception area

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	3,450	320.52

LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

Per sq. ft.	Per Annum
£39.50	£136,275.00

SERVICE CHARGE

We have been advised that the service charge is approximately:

Per sq. ft.	Per Annum
£4.00	£13,800.00

RATES

Estimated rates payable for 2024/25 are approximately:

Per sq. ft.	Per Annum
£15.82	£54,600.00

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

TOTAL OCCUPANCY COSTS

Per Annum	Per Calendar Month
£204,675.00	£17,056.25

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton
anewton@antonpage.com
 Harrison Turner
hturner@antonpage.com

FEINER DE SMITH 020 7255 2020

richardds@feiner-desmith.co.uk