



Shoreditch Town Hall

Second Floor Unit 3, 380 Old Street, London, EC1V 9LT

Bright self contained office within period building

409 sq ft
(38 sq m)

- Open space with good ceiling height
- Generous shared spaces within wider Town Hall
- Self contained toilet and tea-point

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Summary

Available Size	409 sq ft
Rent	£15,000 per annum
Rateable Value	£15,000 April 2026 Valuation - Transitional Relief will apply
Service Charge	£1,800 per annum
VAT	Applicable
Legal Fees	Tenant to contribute £800 + VAT towards Landlord's legal cost which will be refunded as rent credit post completion
EPC Rating	Upon enquiry

Description

The unit occupies a space on the 2nd Floor within a restored Victorian Town Hall. This bright space benefits from a large window and has great floor to ceiling height. The unit also has access to open break out space as well as further use of meeting spaces. The wider Town Hall is a hub for Arts, Events and community space with ever changing activities going on. Other tenants in the building include The Clove Club restaurant, HTC Architects and Renee Materials.

Location

The Shoreditch Town Hall is located at the eastern end of Old Street near its junction with the crossroads with Shoreditch High Street, Kingsland Road and Hackney Road. Old Street Station is a short walk away with Liverpool Street, Hoxton and Shoreditch High Street Stations are all within easy reach. Numerous bus routes also serve this location.

Accommodation

Name	sq ft	sq m	Availability
2nd - Office	409	38	Available

Terms

An effective full repairing and insuring lease outside the protective provisions of the Landlord and Tenant Act for a term to be agreed.

Initial Annual Rent

£15,000 per annum exclusive (+VAT).

Business Rates

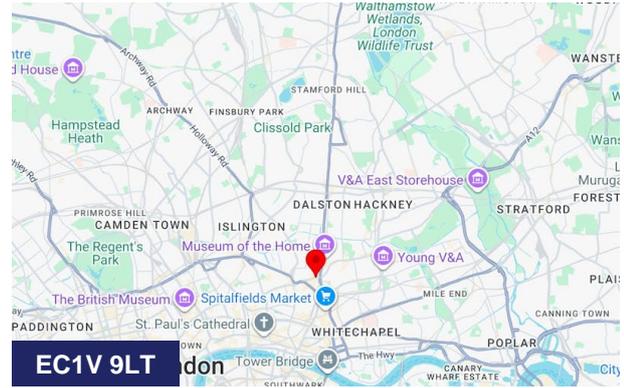
The Valuation Office Agency website lists the Rateable Value at £15,000 from the 2026 List. Transitional Relief will apply and if applicable, Supporting Business Rates Relief will limit the Rates Payable for 2026/27 to £800. Interested parties are advised to seek their own confirmation from the London Borough of Hackney.

Service Charge

The service charge including contribution to building insurance supply of wi-fi internet is estimated at £1,800 per annum (+VAT).

Hours of Operation

The unit is available to use when the Town Hall is open which is a minimum of 9am to 6:30pm Monday to Friday.



Viewing & Further Information



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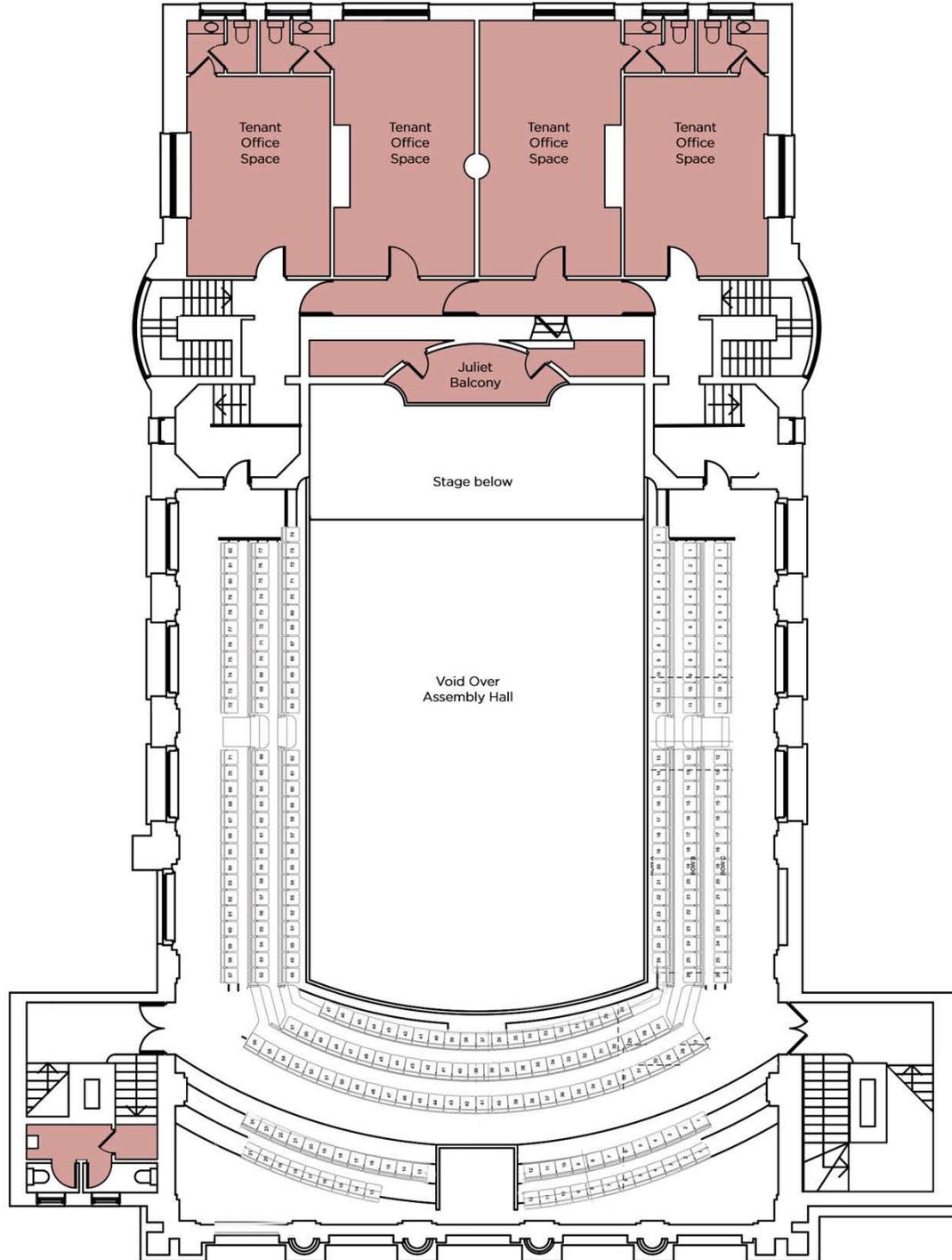
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SHOREDITCH
TOWN HALL
OLD STREET, LONDON, EC1

SECOND FLOOR
ASSEMBLY HALL BALCONY



-  **HIREABLE SPACES**
-  **NON-HIREABLE SPACES**
-  **STORAGE - NO ACCESS**
-  **EXTERNAL - NO ACCESS**