



First Floor Front

372 Old Street, Shoreditch, London, EC1V 9LT

Bright refurbished small central Shoreditch office studio.

157 sq ft
(14.59 sq m)

- Character warehouse office / studio
- Good natural light
- Comfort cooling / heating
- Real wood floor

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Summary

Available Size	157 sq ft
Rent	£6,500 per annum +VAT
Rates Payable	£2,894.20 per annum Zero Rates for those qualifying for Small Business Rates Relief
Rateable Value	£8,000
Service Charge	£3,094 per annum inclusive of heating, cooling, electricity and water
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The available space occupies the front of the first floor and is accessed via a shared entrance and stair from Old Street. The unit has been comprehensively refurbished and features original sanded wooden floor, comfort cooling / heating. The space is open plan with good natural light provided by two large windows to the front. There are recently upgraded common toilets and a shower and there is a access to a small shared tea-point.

Location

The building is situated at the Eastern end of Old Street, between the junctions with Shoreditch High Street and Curtain Road, on the 'Shoreditch Triangle', a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. The property is within easy walking distance of Old Street, Liverpool Street and Shoreditch High Street Stations.

Terms

A New Effective Full Repairing and Insuring Lease outside the protective provisions of the Landlord and Tenant Act for a term to be agreed.

Initial Rent

£6,500 per annum exclusive (+VAT).

Business Rates

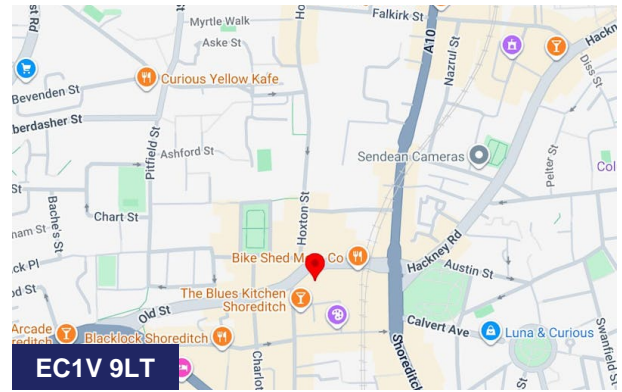
The Valuation Office Agency Website shows the 2026 Rateable Value as £8,000 with notional Rates Payable for 1st April 2026 to 31st March 2027 estimated at £2,894.20. Should the incoming tenant qualify for Small Business Rates Relief, there would be no Business Rates to pay for the current year. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

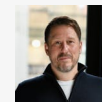
Estimated at £3,094 per annum (+VAT) for the current year including heating, cooling, water and electricity.

Buildings Insurance

Estimated at £110 per annum (+VAT) for the current year.

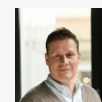


Viewing & Further Information



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