



SAVOY STEWART
COMMERCIAL PROPERTY

**E (COMMERCIAL, BUSINESS
AND SERVICE), OFFICES**

TO LET

22-24 CORSHAM ST

London, N1 6DR

Class E space to let



KEY POINTS

- > Newly Refurbished
- > Own WC's
- > New Comfort Cooling
- > Close proximity to transport links
- > Skylights

TENURE	TO LET
SIZE	2,859 SQ FT
RENT	£39.50 PER SQ FT
EPC	C (70)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

This property is situated on the North side of Corsham St close to its junction to Baches St. Old Street roundabout and Moorfields Eye Hospital are less than a 5 minute walk and there are many bus routes that run along Old Street and City Road.

Numerous cafes and restaurants are within walking distance.

ADDITIONAL INFORMATION

The available premises is arranged on the ground floor. The spaces has been fully refurbished with wooden floors, new comfort cooling, a large open plan area 2 meeting rooms and newly installed WC's and kitchen.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	2,859	265.61	Available

SPECIFICATIONS

- Excellent natural light
- Wood flooring
- Central heating
- Comfort Cooled
- Kitchenette

TERMS

A new lease is available for a term by arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred within this transaction.

INSPECTIONS

Strictly by appointment through joint sole agents Savoy Stewart or Compton

RENT

£39.50 per sq ft

BUSINESS RATES

Rates Payable: £56,453.63 per annum

(based upon Rateable Value: £110,261 and UBR: England Standard 51.2p)

SERVICE CHARGE

£5 per sq ft Fixed subject to RPI increases



VIEWING & FURTHER INFORMATION



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