

253-254 UPPER STREET











LEASE TERM

A new lease is available for a term by arrangement.

DESCRIPTION

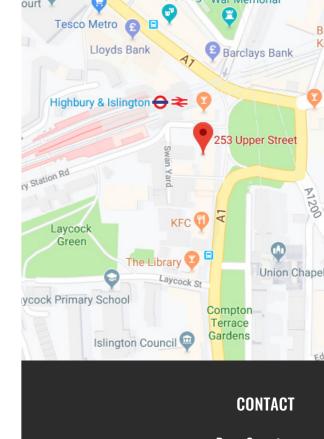
Overlooking Highbury Island and with excellent natural light, this third floor office provides a regular floor plate which can accommodate a diverse range of businesses. The building benefits from a commissionaire and a reception area, as well as a secured basement with car parking and bike racks.

AMENITIES

- Air conditioning
- Suspended ceiling
- Perimeter trunking
- Demised WC's
- Kitchenette
- Excellent natural light
- Passenger lift
- Commissionaire
- Reception area
- Secure car parking
- Bike racks

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	3,000	£27.50	£13.46	£8.97	£149,790	Available



Ryan Compton

020 3031 9665 rc@theworkplacecompany.co.uk

Cécile Drugeon

020 3319 5813 cd@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rent: are guoted exclusive of VAT