



AVAILABLE TO LET

Studio D, Gainsborough Studios, Poole St, N1

1 Poole Street, London N1 5EA



Office for rent, 2,680 sq ft, £30.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/42139-gainsborough-studios-poole-st-n1-1-poole-street>

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2,680 sq ft ground and mezzanine canal side office located within Gainsborough Studios, a mixed use development

Located at podium level of the Gainsborough Studios development accessed via the Regents Canal towpath. Gainsborough Studios is a mixed use development with over 250 residential apartments and 500 commercial tenants, located adjacent to Shoreditch Park and a short walk to Old Street station. Other occupiers in the area include Co-op and the North by North West gastropub.

The office is a short walk from both Old Street and Essex Road Stations and the area is well served by numerous bus routes providing access to the City and West End.

Highlights

- Attractive communal courtyard
- Good ceiling heights throughout
- Good natural light
- Air conditioning
- Open plan layouts
- Bespoke arrangements of meeting rooms

Property details

Rent	£30.00 psf
Est. S/C	£3.73 psf
Est. rates payable	£8.60 psf
Building type	Office
Size	2,680 Sq ft
Lease details	Offered on a new full repairing and insuring lease for a term to be agreed

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Ground Floor	2,680	£30.00	£3.73	£8.60	£113,448.00	Available

More information

[Visit microsite](#)

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Contact us

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