

BUSINESS STUDIO TO LET



OLD STREET AREA 503 SQ FT (46.72 SQ M)

66 Nile Street
London
N1 7SR

Location

The property is located just north of Old Street roundabout and accessed from Provost Street (off City Road). Old Street Station is a short walk away providing National Rail and London Underground (Northern Line) services.

Accommodation

The available accommodation comprises a small ground floor studio. It might be suitable for office, studio, workshop type uses. It benefits from a shop front and door onto Nile Street, plus a rear entrance from a courtyard and loading area. There is a toilet and small kitchen.

A car parking space may be available by separate negotiation.

The landlord will be refurbishing with new decoration, removal of internal walls, flooring, etc.

Lease

A new lease by negotiation directly from the Landlord is available. Offers in excess of £2,500 pcm.

Service Charge

The service charge is £1 psf.

Rates

Rates payable c. £7,250 per annum.
(Rateable Value - £15,250).

Legal Costs

Each party is to be responsible for their own legal costs.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of E(103).

Further Information and Viewings

For further information or to arrange an inspection please contact sole agent **Aston Rose**:

Tim Richards

DD: 020 7409 9447

timrichards@astonrose.co.uk

Subject to Contract
April 2019

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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