

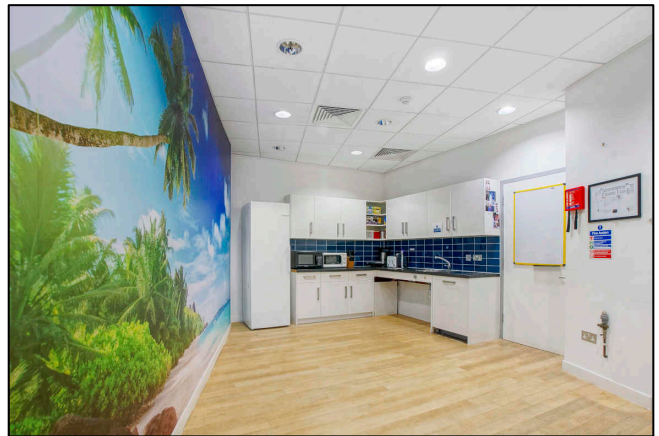
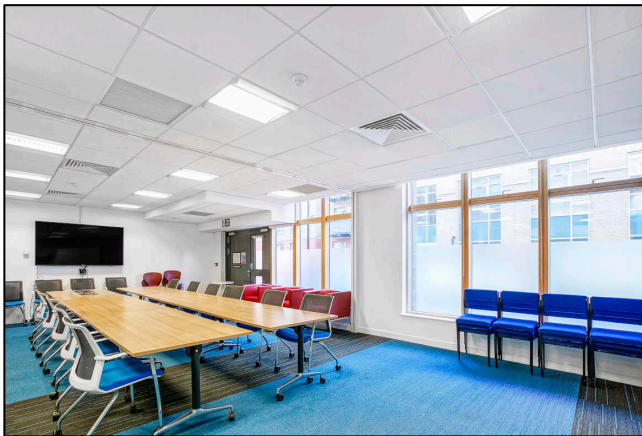
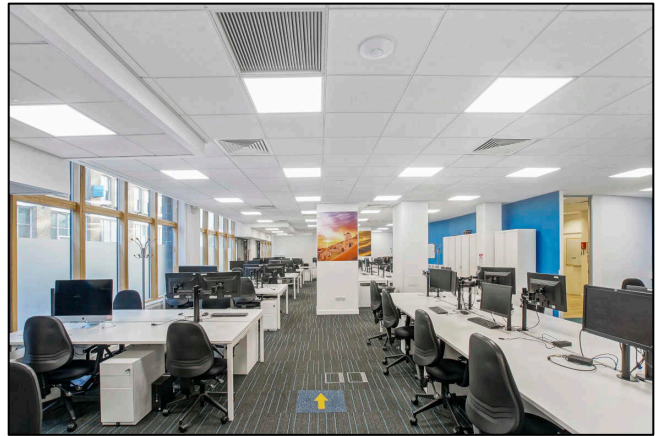
Commercial Office Space

5,140 sq. ft. / 477.52 sq. m.

Fully fitted and furnished office close to Old Street Station

TO LET

21 Provost Street, London N1 7NH



LOCATION

Ideally located close to Old Street roundabout in Shoreditch.

Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever-growing list of occupiers alongside a wide range of cafes, bars and restaurants.

TRANSPORT

Old Street (Northern Line and National Rail)

Hoxton (Overground)

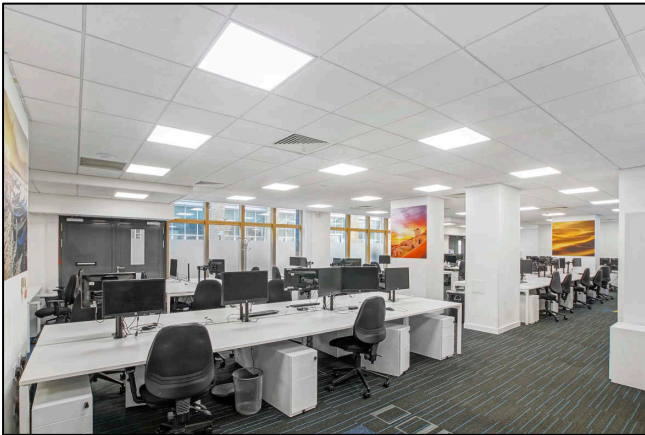
Angel (Northern line)

Moorgate (Circle, Hammersmith & City, Metropolitan and Northern lines)

Various bus routes to the City and West End

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

Fully fitted and furnished, self-contained ground floor office with 60+ desks, private offices, meeting rooms, kitchens and W/C's.

Available for immediate occupation.

HIGHLIGHTS

- Self-contained
- Reception
- Open plan office furnished with 60 desks
- 4 meeting rooms / private offices
- 1 conference room with concertina partition
- Large, fitted kitchen
- Tea point serving conference / meeting rooms
- Storage rooms & fitted storage
- Comms room
- Air-conditioned
- Fully cabled raised access floors
- Suspended ceiling with integrated lighting
- Fibre connectivity
- W/C's and shower
- CCTV & alarm
- Entry phone & security doors

APPROXIMATE FLOOR AREAS

Ground Floor 5,140 sq. ft. 477.52 sq. m.

LEASE

Flexible lease terms available.

RENT & SERVICE CHARGE

£37.50 per sq. ft.

£192,750 per annum

VAT is applicable.

RATES

The property is currently assessed as five separate assessments with rateable values totalling £114,000, making rates payable for 2020/21 £56,886 or £11.07 per sq. ft.

Interested parties are expected to satisfy themselves in respect of business rates obligations.

These figures can be verified on VOA or via the local billing authority, London Borough Hackney.

RENT + SERVICE CHARGE + BUSINESS RATES

£249,636 per annum (£48.57 per sq. ft.)

£20,803 per calendar month

PLEASE CONTACT

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