



**TO LET**

**1st - 3rd Floors, 346 Old Street, London, EC1V 9NQ**

2,077 to 5,321 sq ft

Creative warehouse offices in the Shoreditch Triangle



**VIDEO TOUR**

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## Description

Comprising the first to third floors of an attractive commercial building in the heart of Shoreditch. Each floor benefits from white painted timber flooring, white walls, some with exposed brickwork, lots of windows and ample WCs and kitchen facilities.

The second and third floors are interconnected with an original spiral staircase, and the third floor (top) has an attractive pitched roof, exposed brickwork and access onto the roof terrace.

The floors can be let as a whole or in part, on leases direct from the Landlord.

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## Location

The property is situated in the heart of Shoreditch triangle, on Old Street, close to its junctions with Curtain Road and Charlotte Road.

Hoxton Square and all the bars and restaurants on offer are within a 30 second walk. Old Street Station is within a five minute walk and Liverpool Street Station is within a ten minute walk. Both Shoreditch and Hoxton Overground Stations are within a short walk.

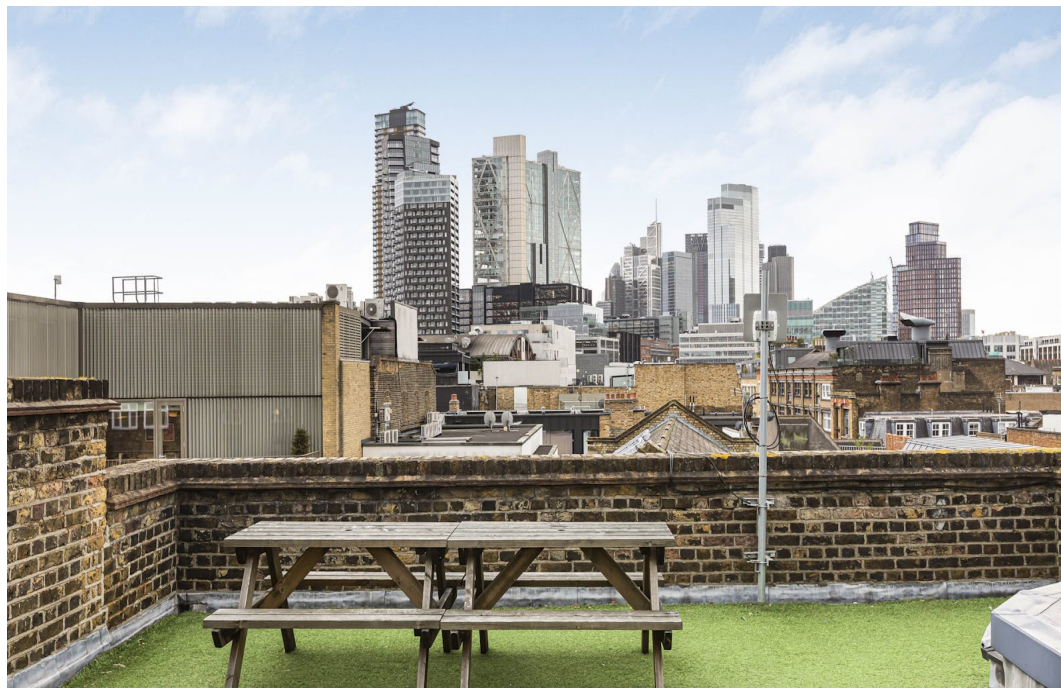
There are also several bus services running along both Old Street and Shoreditch High Street.

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## Key points

- Total internal space - 5,321 square feet
- Three floors available in prime Shoreditch building
- Open plan floors
- Roof terrace
- Timber flooring
- Second and third floors linked with spiral staircase
- Glazed meeting rooms
- Ample WCs and kitchen facilities

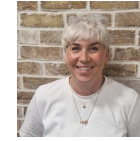




## Rents, Rates & Charges

Lease	New Lease
Rent	£50.00 - £52.50 per sq ft
Rates	£15 per sq ft to be confirmed
Service Charge	On application
VAT	On application
EPC	E (105)

## Viewing & Further Information



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