



3 Young's Buildings

EC1V 9DB

**Fully self contained
1,200 sq ft unit,
moments from Old St
station.
£39.50 psf inclusive**

**1,185 sq ft
(110.09 sq m)**

- Fully self contained
- Air conditioning
- Meeting room
- Shower
- Timber flooring
- DDA compliant

3 Young's Buildings, London, EC1V 9DB

Description

The available unit is fully self contained and arranged over ground and lower ground. The ground floor is open plan with space for 6 desks, reception area, kitchenette and W.C/shower. The first floor contains a glazed meeting room alongside further desk space and W.C. The property benefits from good levels of natural light via floor to ceiling windows. Other amenities include air conditioning, perimeter trunking and kitchenette/breakout area.

The unit is available "plug and play" with service charge, furniture, VOIP phone system, cleaner, internet and all utilities included in the rent.

Location

The unit ideally located in Young s building, a private mews just off Old St. The building is well connected to public transport with Old Street, Barbican, Farringdon, Liverpool Street, Shoreditch High Street and St Paul's all within walking distance providing access to the Elizabeth, Circle, Hammersmith & City, Metropolitan, Northern, Central, Overground lines and Thames-link.

Specification

Rent is inclusive of:

- Furniture
- Electricity
- Service charge
- Building insurance
- High speed internet (100/100 leased line)
- Panasonic VOIP telephone system
- Office cleaning
- 2x Photocopier machines

Viewings

Via Sole Agents

Terms

New flexible lease for a term to be agreed.



Summary

Available Size	1,185 sq ft
Rent	£39.50 per sq ft
Rates Payable	£23.50 per sq ft
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



George Brereton
0203 911 3668 | 07766 868 692
georgeb@stirlingackroyd.com



Samantha-Jo Roberts
020 7749 3809 | 07809 091 305
samanthajor@stirlingackroyd.com



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com