

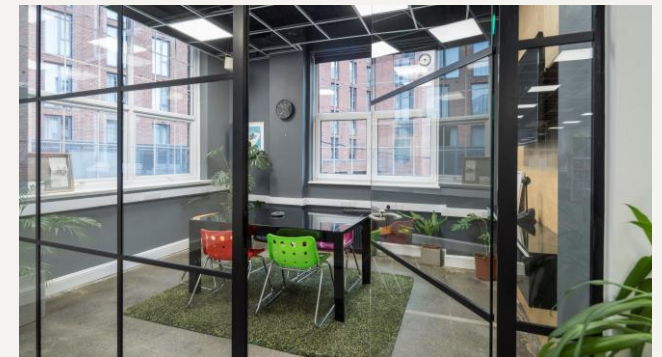


Suskind.

33 Corsham Street N1

**33 Corsham Street presents two fully-fitted floors within very close proximity to Old Street Station.**

**The 1<sup>st</sup> floor benefits from 16 x desks, 1 x meeting room, a fitted kitchen plus collaboration breakout area. Each floor is voluminous with very attractive finished which would appeal to a wide range of occupiers.**



The Ground floor offers a self-contained opportunity with direct street access and branding presence. The unit has been recently modernised with LED strip lighting, exposed services and demised kitchen. Both the Ground and 1<sup>st</sup> floors benefit from 3m+ floor-to-ceiling heights and the building is compliant with the Equality Act plus has end-of-trip facilities provided.



# 33 Corsham Street N1

## Summary

Fully-fitted floors in a Prime Old Street location with the ground floor presenting a self-contained opportunity with its own front door.

The floors can be let together or individually.

## Features

- Fully-fitted floors available
- Air conditioning
- DDA/Equality Act Compliant
- Excellent natural light
- 3 meter + ceiling heights
- LED lighting
- Modern communal amenities
- Smart reception area
- 1 x passenger lifts
- Fantastic floor to ceiling height
- Male and female WC's
- Shower

## Transport

- Old Street
- Shoreditch High Street

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

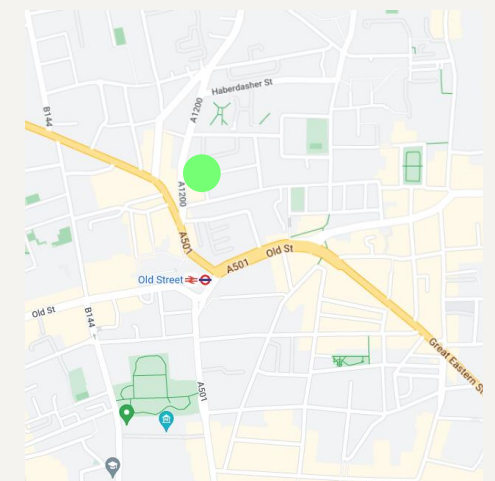
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
First	1,640	£45.00	£5.61	£13.31	£8,735.33	Available
Ground	1,517	£45.00	£5.61	£14.49	£8,229.76	Available
Total	3,157	£45.00	£5.61	-	£16,965.05	

\*Interested parties should make enquiries with the local authority.

## Map



## 33 Corsham Street N1

### Viewing via joint agents

For further information and inspections please contact sole agents:

Elle Whayman  
07791 785 253  
Elle@susskind.london

Adam Noble  
07980 991 217  
Adam@susskind.london

### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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