



**Susskind.**

**1a Old Nichol Street E2**

Comprising a self-contained open plan character floor ideal for media/creative occupiers with excellent natural light and good floor to ceiling height. The floor can be split into smaller sized units, subject to availability. Warehouse style features include exposed brick work, cast iron columns and wood strip flooring.



# 1a Old Nichol Street E2

## Summary

Self-contained characterful offices in the heart of Shoreditch

## Features

- Excellent natural light and volume
- Character features throughout
- Exposed brickwork and cast-iron columns
- Kitchen
- 3x WC's
- 1x Shower
- Passenger lift
- Wood strip floor
- Perimeter trunking

## Transport

- Shoreditch High Street
- Old Street

## Lease

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

## EPC

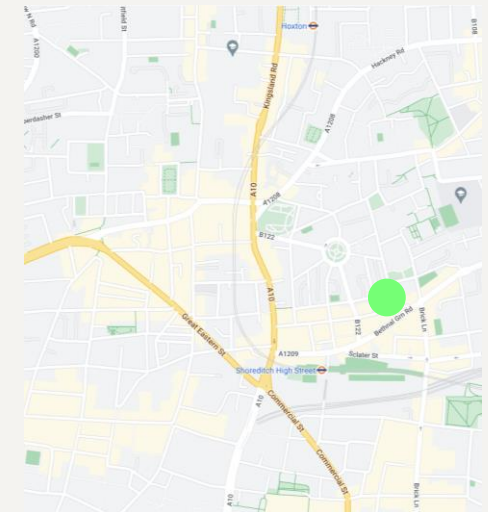
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
First (Unit 5 & 6)	1,755	£39.50	£1.89	£7.00	£7,077.03	Available
<b>Total</b>	<b>1,755</b>	<b>£39.50</b>	<b>£1.89</b>	<b>£7.00</b>	<b>£7,077.03</b>	<b>Available</b>

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

## Map





# 1a Old Nichol Street E2

Viewing via sole agents

For further information and inspections please contact sole agents:

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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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