

Discovery House 28-42 Banner Street London, EC1Y 8QE



Newly refurbished warehouse style space

3rd Floor
10,946 SQ FT

LOCATION

The property is located on the north side of Banner Street, between the junctions of Whitecross Street and Bunhill Row, situated within a short walking distance of both Old Street (Northern Line) and Barbican underground stations.

The last few years has seen Old Street transform into an established office location for a broad range of sectors, becoming home to some of the most prestigious tech, media, creative and architectural companies around.

DESCRIPTION

The 3rd floor offers 10,946 sq ft of newly refurbished warehouse style space, suitable for a variety of occupiers. A raw design has been implemented to allow an occupier to create the space that they require.

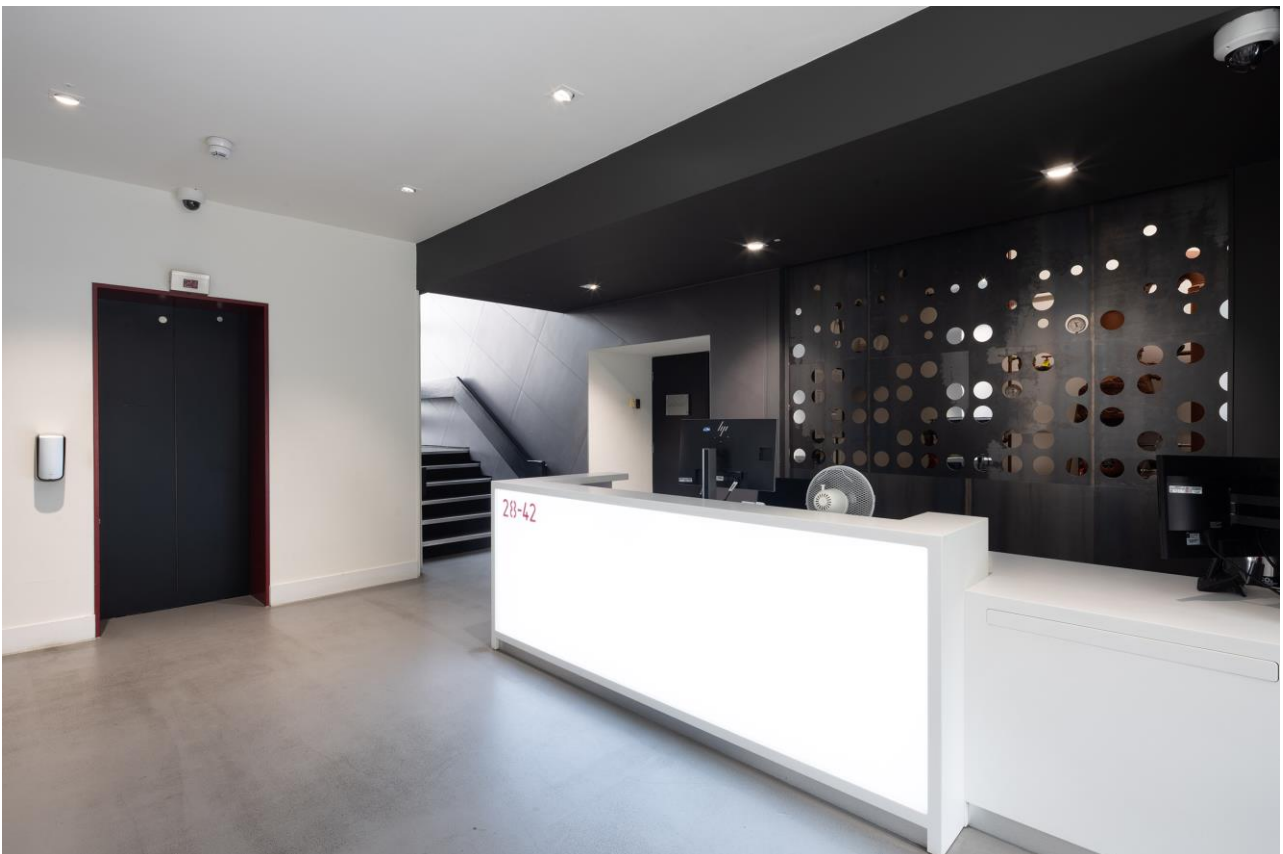


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AMENITIES

Flexible Office Space
3m High Ceilings
New LED lighting
Exposed Concrete Soffit
Demised WCs
Excellent Natural Light
Great Transport Links

Newly refurbished
Passenger Lift
2x Goods lifts
Bicycle Racks
Showers
Building Concierge
Fibre

TERMS

A new sub-lease for a term until December 2025.

An assignment of the whole for a term until December 2027, with a break in December 2025 and a rent review in December 2022.

Or

A new lease direct from the Landlord on terms to be agreed.

RENT

£40.00 per sq ft per annum

RATES

£16.57 per sq ft (2020/2021)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£8.60 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents Noble Harris:-

Jake Doffman
jdoffman@nobleharris.co.uk
020 7291 6144
079 0408 2118

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Matthew Noble
mnoble@nobleharris.co.uk
020 7291 6142
079 8099 1214

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