

20-22 Vestry Street offers a range of fitted and CAT A offices showcasing great natural light and period features

20-22 Vestry Street

N1 7RE

Office

TO LET

1,236 to 2,562 sq ft

(114.83 to 238.02 sq m)

- Former warehouse
- Excellent natural light
- CAT A or fitted spaces
- Tech City: A Vibrant Ecosystem
- Flexible, efficient space
- Exposed brickwork
- Comprehensive end of commute facilities

Summary

Available Size	1,236 to 2,562 sq ft
Rent	£32.50 per sq ft pax
Rates Payable	£14.50 per sq ft est pa
Service Charge	£3.26 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

Ignite your creativity in the heart of London's latest tech and media district. This ex warehouse office, moments away from Old Street Tube, puts you at the epicenter of innovation, surrounded by start-ups, tech giants, and artistic inspiration.

The ground floor is available from July 2024.

Location

Vestry Street is a five minute walk from Old Street Station connecting you with the Northern Line & National Rail Services. There are also a multitude of bus and cycle routes.

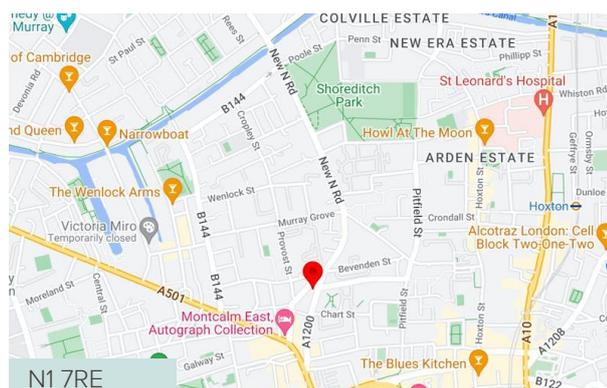
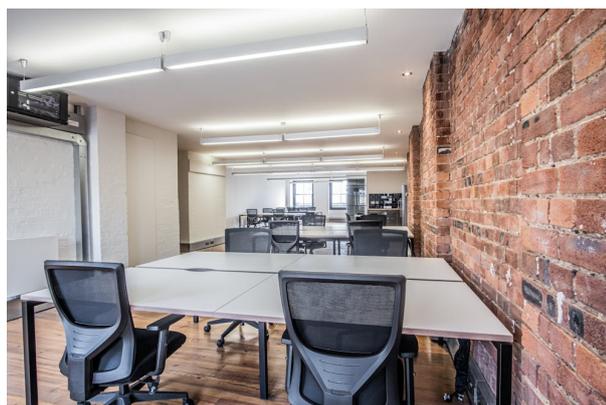
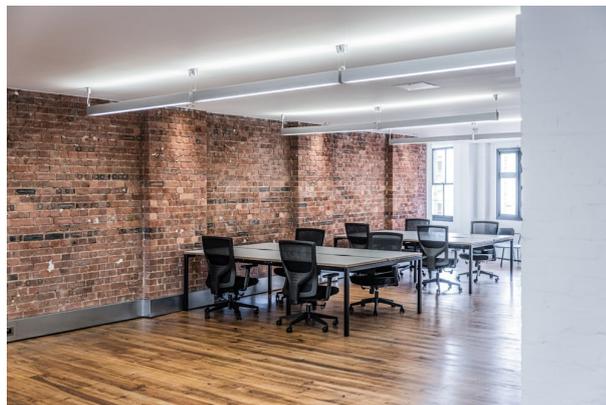
Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Ground	1,236	114.83	Coming Soon
Total	1,236	114.83	

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

Jonty Robinson

02070293616 | 07748654997
j.robinson@inglebytrice.co.uk

Francis Cundell

020 7029 3620 | 07939 598 545
f.cundell@inglebytrice.co.uk

Ellis Brown (Joint Agent)

Ingleby Trice
10 Foster Lane, London EC2V 6HR
inglebytrice.co.uk
+44 (0)20 7029 3610
agency@inglebytrice.co.uk