



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 sq ft

(114.83 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

<b>Available Size</b>	1,236 sq ft
<b>Rent</b>	£32.50 per sq ft pax
<b>Rates Payable</b>	£14.50 per sq ft est pa
<b>Service Charge</b>	£3.26 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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.

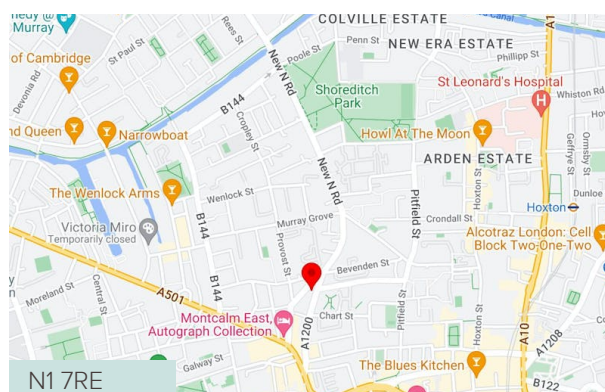
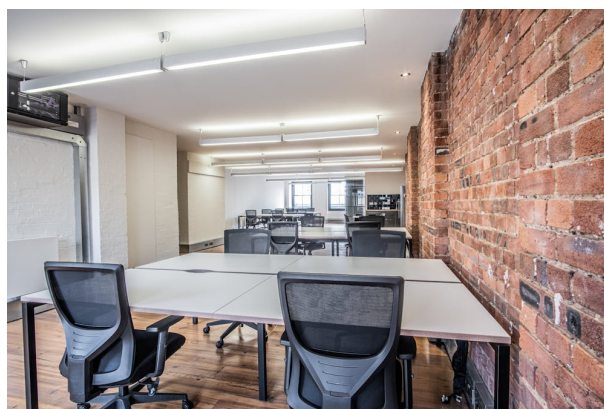
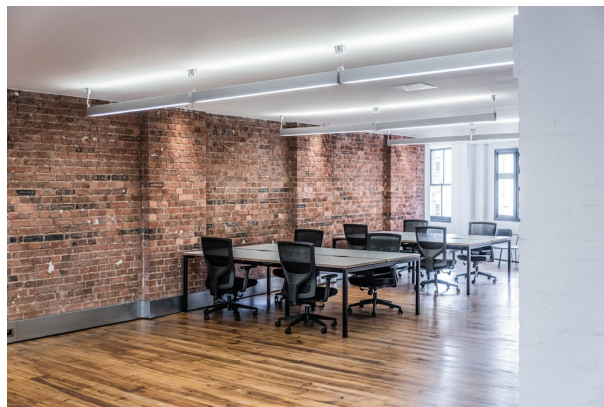
## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Ground	1,236	114.83	Coming Soon
<b>Total</b>	<b>1,236</b>	<b>114.83</b>	

## 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