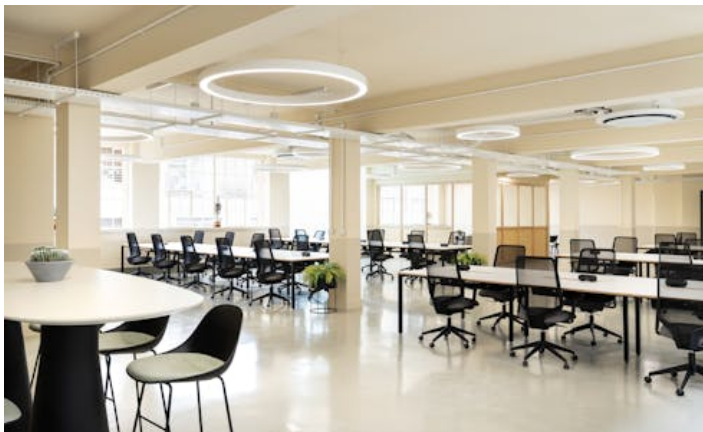


ELLIS BROWN

OFFICES TO LET

A workplace to inspire; exceptional refurbishment of former warehouse offering up to 18,128 sq ft moments from Whitecross Street Market

20 Garrett Street, EC1Y 0TW
4,306 - 18,128 sq ft



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20 Garrett Street, EC1Y 0TW
4,306 - 18,128 sq ft

Description

20 Garrett Street is an exceptional refurbishment of a former warehouse building offering up to 18,128 sq ft of considered Grade A office accommodation and benefiting from terrace and courtyard areas.

The building has been reimagined and provides a unique opportunity for an incoming occupier to establish themselves within a striking and historic HQ building. The redevelopment was extensively considered to complement the rich history of the site while offering a sustainable, forward thinking and future-proof building.

Location

20 Garrett Street's position means occupiers can access the transport network and local amenity offering with ease.

Old Street, Shoreditch and Farringdon are all just a short walk away with the best of the City's eclectic restaurant, food and bar offering. For those in need of a cultural fix the Barbican offers a world-class programme of art, film and theatre events and outstanding outdoor public spaces. Occupiers can also enjoy a vibrant array of street food from across the globe at the legendary Whitecross Street market, located just moments from their front door.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Ground - and Lower Ground Floors	7,420	689.34	£59.50	£20	£6.50	£53,176.67	£638,120	CAT A	Available
1st	4,306	400.04	£69.50	£20	£6.50	£34,448	£413,376	CAT A+	Available
2nd - and 3rd Floors	6,402	594.77	£75	£20	£6.50	£54,150.25	£649,803	CAT A+	Available
Total	18,128	1,684.15	£68	£20	£6.50	£141,774.92	£1,701,299		

Features

Architecturally designed former warehouse
Re-modelled reception
Efficient floorplates
Abundance of natural light on all floors
Combination of floors available
Zero carbon heat source
New exposed air conditioning and air handling system
~~1,486 sq ft roof terrace on 3rd floor and garden courtyard~~

EPC

B

Terms

New flexible lease terms are available

VAT

On application

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