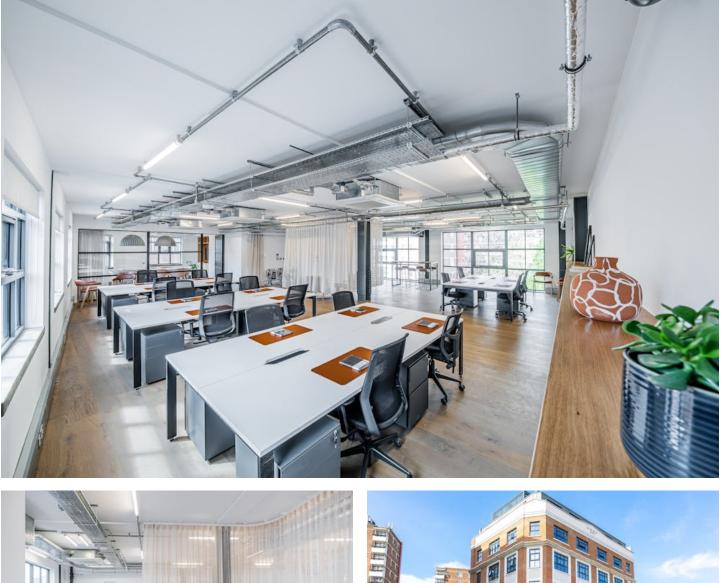
## **ELLIS BROWN**

## **OFFICES TO LET**

61-67 Old Street, EC1V 9HW 1,587 - 3,214 sq ft

Fully fitted media style office floor in striking former warehouse in a prominent location on Old Street







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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# **ELLIS BROWN**

## OFFICES TO LET

#### Description

The building was comprehensively redeveloped in 2018 to provide media style accommodation in a prominent location on Old Street. The 4th floor is offered fully fitted to provide a meeting room, kitchenette and break out areas and the floor benefits from excellent natural daylight with windows on 3 elevations, exposed steel columns and excellent floor to ceiling height.

#### Location

The building is located on Old Street, in between the junction of Goswell Road and Central Street. Whitecross Street food market is just moments away with a plethora of restaurants, bars and pubs within 5 minutes of the building, which is walking distance to Old Street, Barbican, Farringdon and Moorgate stations.

Accommo	dation								
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability	
4th	1,587	147.44	£65	£18.06	£5.76	£11,746.45	£140,957.34	Available	
3rd	1,627	151.15	£65	£17.95	£5.67	£12,015.40	£144,184.74	Available	
Total	3,214	298.59	£65	£18.01	£5.72	£23,761.85	£285,142.08		
Features					EPC	EPC			
Fully fitted with meeting room					В	В			
Exposed	steel colun	nns and bear	ns						
Secure bicycle storage and showers					Terms	Terms			
Kitchenette					On appl	On application			
/RF Air conditioning									
Fully furnished					VAT	VAT			
·						Applicable			

Contact

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