

# ELLIS BROWN

## OFFICES TO LET

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

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



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

T. 020 3745 0060  
agency@ellisbrowncommercial.com

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### 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.

### Accommodation

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
<b>Total</b>	<b>3,214</b>	<b>298.59</b>	<b>£65</b>	<b>£18.01</b>	<b>£5.72</b>	<b>£23,761.85</b>	<b>£285,142.08</b>	

### Features

Fully fitted with meeting room  
Exposed steel columns and beams  
Secure bicycle storage and showers  
Kitchenette  
VRF Air conditioning  
Fully furnished

### EPC

B

### Terms

On application

### VAT

Applicable

### Contact

**Toby Thomas**  
07494 292 759  
tthomas@ellisbrowncommercial.com

**Tom Latham**  
07398 010 223  
tlatham@ellisbrowncommercial.com

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