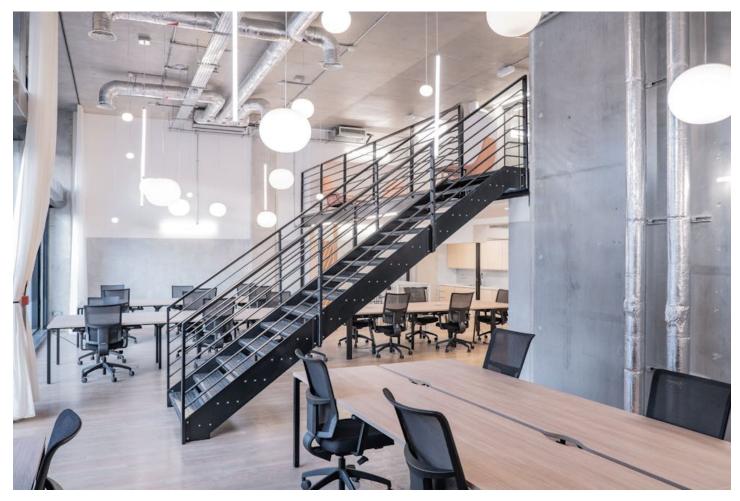
ELLIS BROWN

OFFICES TO LET / FOR SALE

The Yard, 122 East Road, N1 6FB 3,122 - 8,675 sq ft

Superb self-contained offices in Hoxton providing 3,122 - 10,967 sq ft of space situated in a secure courtyard development







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

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The Yard, 122 East Road, N1 6FB 3,122 - 8,675 sq ft

Description

Newly refurbished, self-contained office suites with excellent volume and light throughout. The offices are ready for immediate occupation and also benefit from street frontage and a secure courtyard entrance to the rear. There is secure bicycle storage within the courtyard and both units on offer have demised WC's & showers.

Location

Accommodation

The development is located on East Road, which is in close proximity to Old Street roundabout just a 5 minute walk to the south. This area has become a hub for media and tech occupiers. There are numerous bars, restaurants and coffee shops in the immediate vicinity.

Name	sq ft	sq m	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 2	3,122	290.04	£49.50	£1,950,000	On Application	£3.79	£13,864.28	£166,371.38	Available
Unit - 3	2,008	186.55	£49.50	-	On Application	£3.79	£8,917.19	£107,006.32	Under Offer
Unit - 4	3,545	329.34	£49.50	£1,950,000	£17.91	£3.79	£21,033.67	£252,404	Available
Unit - 1	4,300	399.48	-	£2,295,000	On Application	On Application	-	-	Available
Total	12,975	1,205.41	£49.50		£17.91	£3.79	£43,815.14	£525,781.70	
Features						PC			
Features Fully fitte	d and furi	nished				PC On application			
					C	n application			
Fully fitte	age and s				C				
Fully fitte	age and s	hower ort cooling			C 	n application			
Fully fitted Bike stora Heating a	age and s and comfo suspende	hower ort cooling			C T C	erms on application			
Fully fitter Bike stora Heating a Modern s	age and s and comfo suspende chen	hower ort cooling d lighting			C T C	n application erms			

Contact

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