

# ELLIS BROWN

## OFFICES TO LET / FOR SALE

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

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



Ellis Brown  
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### 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

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.

### Accommodation

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
<b>Total</b>	<b>12,975</b>	<b>1,205.41</b>	<b>£49.50</b>		<b>£17.91</b>	<b>£3.79</b>	<b>£43,815.14</b>	<b>£525,781.70</b>	

### Features

Fully fitted and furnished  
Bike storage and shower  
Heating and comfort cooling  
Modern suspended lighting  
Fitted kitchen  
High ceilings (4m+)  
Meeting rooms

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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