

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 /sq ft	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 /sq ft	£17.91	£3.79	£21,033.67	£252,404	Available
Unit - 1	4,300	399.48	-	£2,295,000 /sq ft	On Application	On Application	-	-	Available
Total	12,975	1,205.41	£49.50		£17.91	£3.79	£43,815.14	£525,781.70	

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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