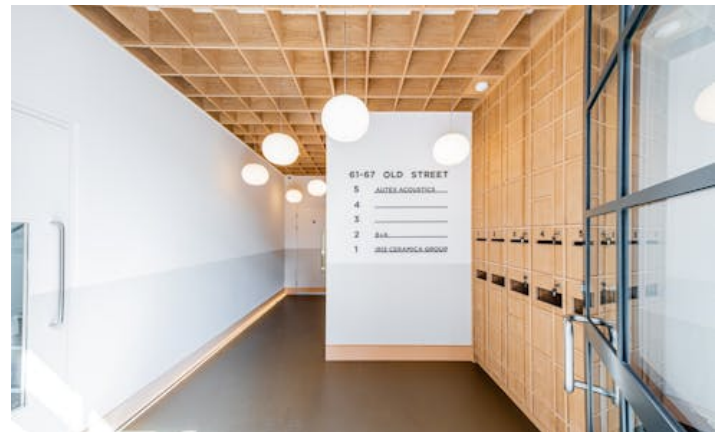


# ELLIS BROWN

## OFFICE TO LET

61-67 Old Street, EC1V 9HW  
1,627 sq ft

Newly refurbished and 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

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 3rd floor is offered fully fitted and furnished with up to 24 desks, a meeting room, kitchenette and break out areas. 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 wide selection of restaurants, bars and pubs within 5 minutes of the building, and walking distance to Old Street, Barbican, Farringdon and Moorgate stations.

### Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
3rd	1,627	151.15	£65 /sq ft	£17.95	£5.76	£12,027.60	£144,331.17	CAT A+	Available
<b>Total</b>	<b>1,627</b>	<b>151.15</b>		<b>£17.95</b>	<b>£5.76</b>	<b>£12,027.60</b>	<b>£144,331.17</b>		

### Features

Up to 24 desks  
Fully fitted with meeting room  
Exposed steel columns and beams  
Secure bicycle storage and showers  
Kitchenette  
VRF Air conditioning  
Fully furnished  
Exposed brickwork on 3rd floor

### 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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