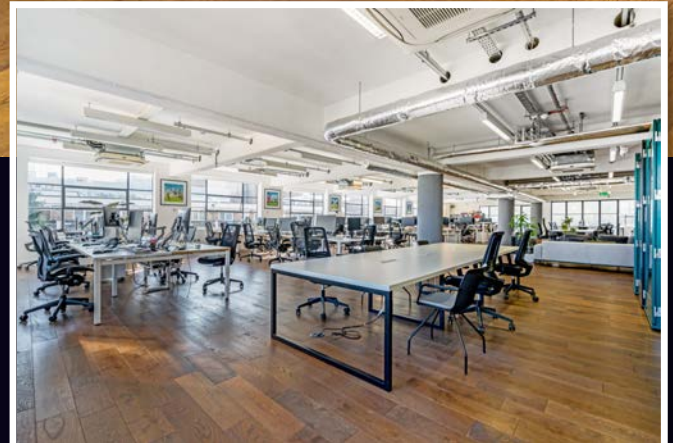
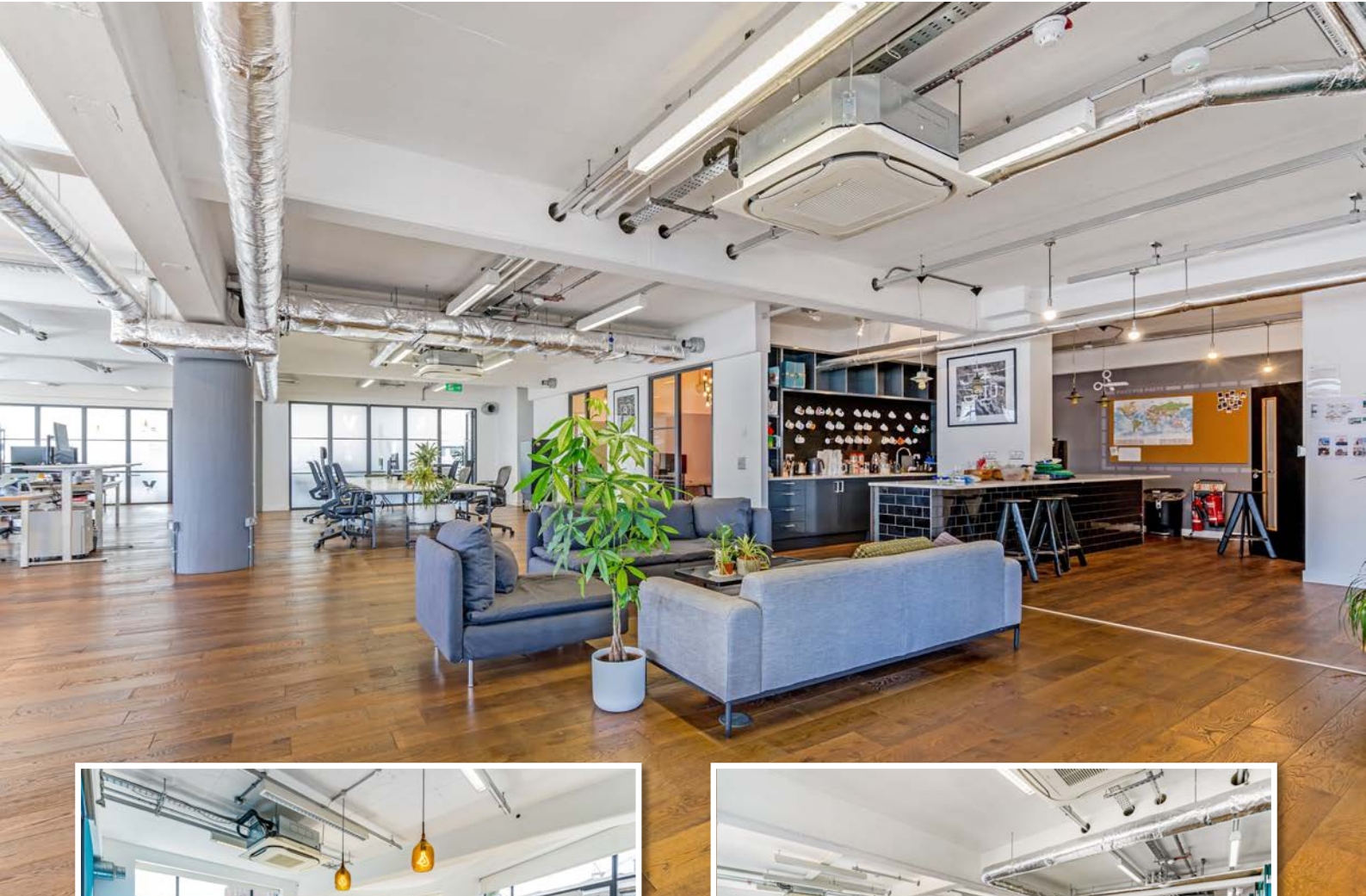




MAKING MOVES



EXIT



**2ND FLOOR,
3 HABERDASHER STREET,
LONDON,
N1 6BS**

7,319 Sq Ft

HIGHLIGHTS:

- Plug and Play
- Warehouse Style Space
- Open Plan Desking Area
- 2 Spacious Meeting Rooms
- High Specification Kitchen & Breakout Area
- Four Phone Booths
- Two Zoom Rooms
- Great Levels of Natural Light
- Bike Storage
- Shower Facilities

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is perfectly located in the vibrant tech and creative area of Hoxton/Shoreditch. The building is only a few minutes' walk from Old Street tube station, known in the local area as the silicon roundabout.

There are a variety of restaurants, coffee shops and bars within close proximity, perfect for post work drinks or lunch time spots.

DESCRIPTION:



This impressive office provides an ideal setting for businesses, offering a high specification, fully furnished space which comes with a large open plan desking area, several meeting rooms and phone booths, a spacious breakout space and a generous kitchen.

The building is in a secure, gated compound and benefits from bike storage and shower facilities.



TERMS:



Available by way of an assignment or flexible sublease until April 2027 with a tenant only break option in April 2025.

A new lease is also available directly with the landlord.

EPC:



The building has an EPC rating of 'B'.

VIRTUAL TOUR:



[Click here to view virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	7,319	£44.50	£12.00	£12.87	£507,719	£42,309

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

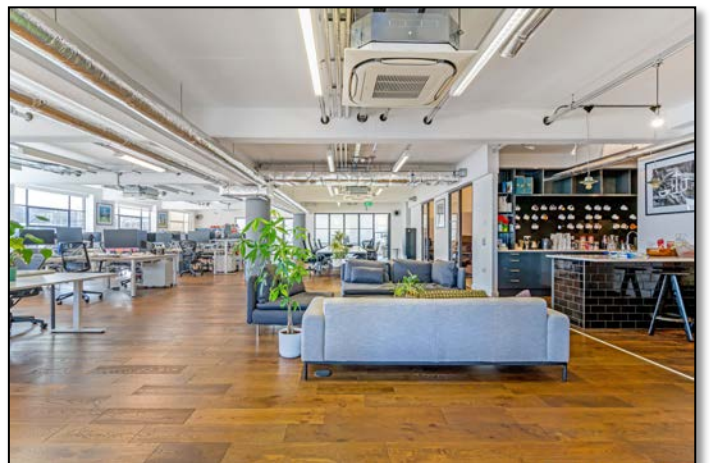
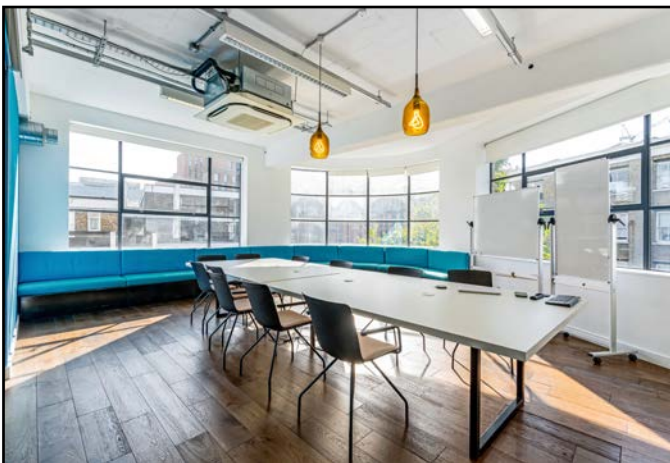
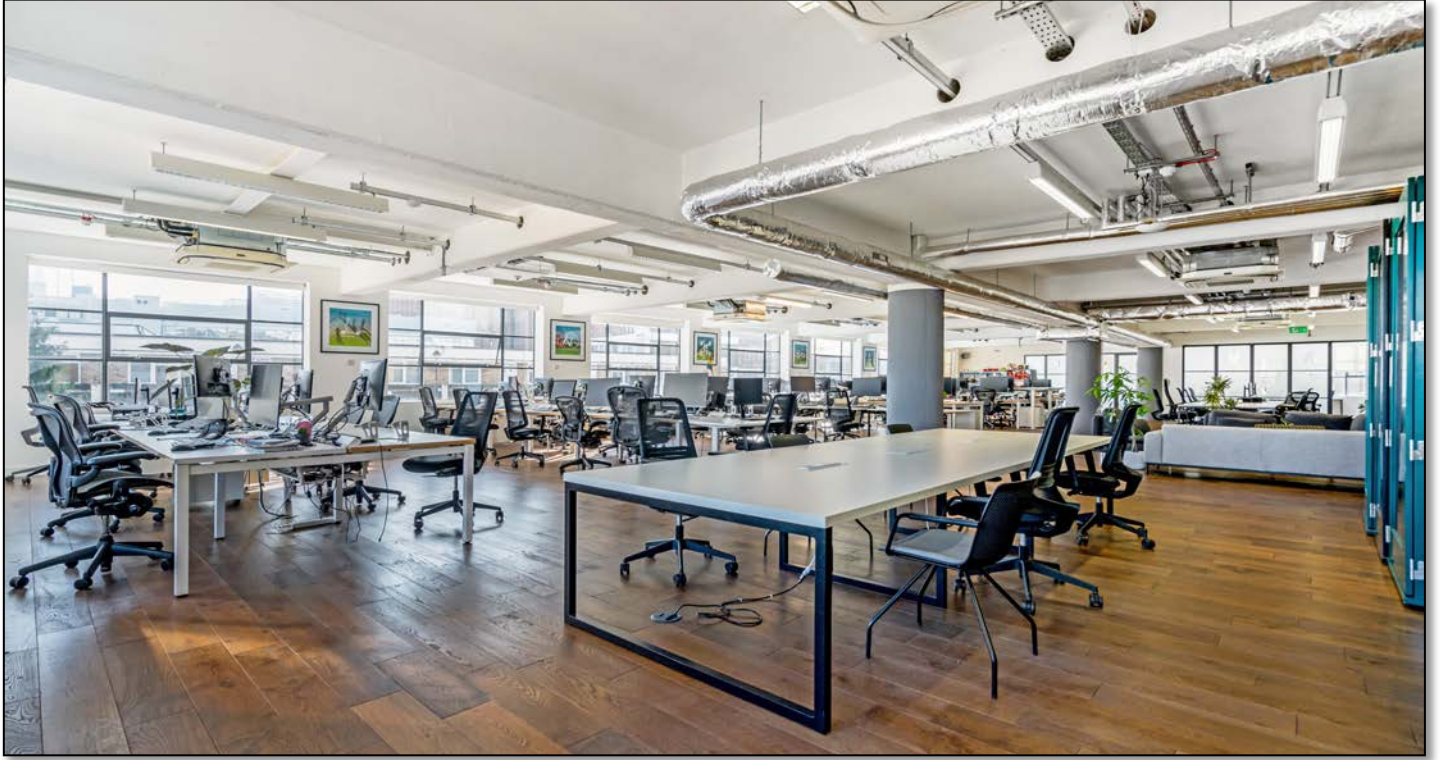
Email: gpm@makingmoves.london

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Rachel Stead

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