



MAKING MOVES



EXIT



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

2,000 Sq Ft

HIGHLIGHTS:

- Plug and Play
- Warehouse Style Space
- Open Plan Desking Area
- 2 Spacious Meeting Rooms
- Kitchen & Breakout Area
- 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.

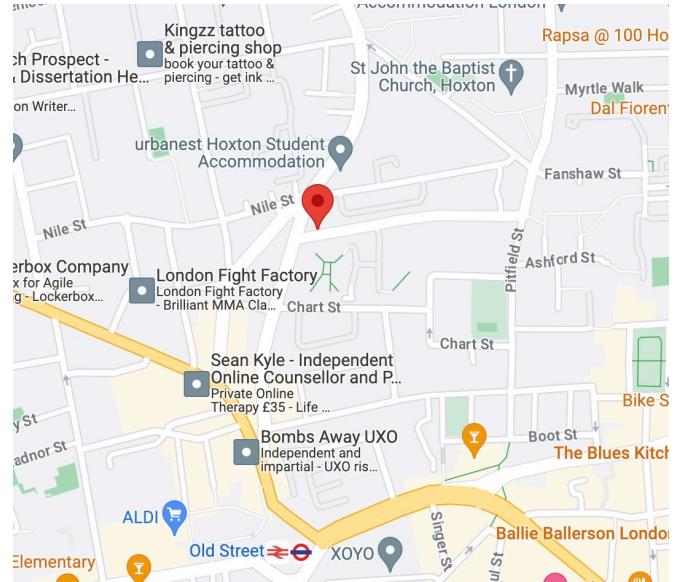
There are a variety of restaurants, coffee shops and bars within close proximity, perfect for post work drinks or lunch time spots.

DESCRIPTION:



This office provides an ideal setting for businesses, offering a high specification, fully furnished space which comes with a large open plan desking area, two meeting rooms with crittal style glazing, kitchen and breakout area.

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



TERMS:



Available by way of a flexible sublease until April 2025.

EPC:



The building has an EPC rating of 'B'.

VAT:



The building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	2,000	£44.50	£12.00	£12.87	£138,740	£11,562

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
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