





GROUND FLOOR, 21 DOWNHAM ROAD N1 5AA

2,945 SQ FT

## **HIGHLIGHTS:**

- Plug & Play
- Fully Self Contained
- Creative Style Fit out
- Wooden Flooring
- Excellent Natural Light and Ceiling Heights
- Low Service Charge
- Meeting Rooms
- Lounge Area
- Open Plan Desking Area
- High Specification Kitchen & Breakout Area
- Podcast Room
- Shower Facilities
- Lift Access

# **WE ARE OFFICES**

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



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# **LOCATION:**



The office is perfectly located in the trendy area of Haggerston, near to cafes and bars. Haggerston has undergone an extensive redevelopment over the past view years to become a vibrant area, popular with tech and creative occupiers.

The office is opposite Haggerston Station and a short walk from Stonebridge Gardens, a perfect lunchtime spot.

## **DESCRIPTION:**



This self-contained office has excellent ceiling heights and natural light. The office is fully fitted and furnished with a creative/ warehouse style.

The office benefits from a high specification kitchen and breakout area.



# **TERMS:**



Available by way of an assignment or flexible sublease until June 2026. Alternatively, a new lease is available directly with the Landlord

#### **EPC:**



EPC: Available on request

# FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	<b>Total</b> (pa)	Total (pcm)
5 <sup>th</sup>	2,659	£32.50	£0.70	£12.47	£134,498	£11,208

#### **VIEWINGS:**

Strictly through appointment by sole agent:

George Marment Email: gpm@makingmoves.london Tel: 07551 158799 or 020 3595 3121 Rachel Stead Email: mmx@makingmoves.london Tel: 07771180072 or 020 3595 3121

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# **HEAD OFFICE**

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# **WEST END**

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