

**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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EXIT

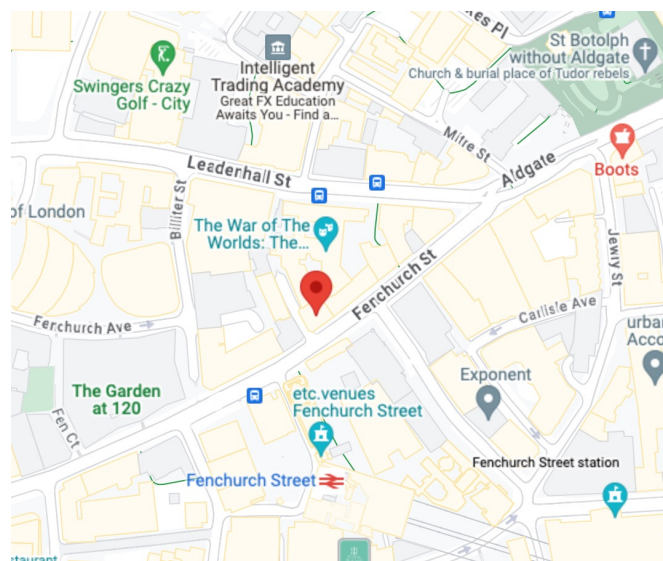
MAKING MOVES

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	Total (pa)	Total (pcm)
5 th	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

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