

Compton



Old Street

Tagwright House
35-41 Westland Place
N1 7LP

Self-contained & fully fitted office
space available immediately
moments from Old Street station!

For Rent
8,692 ft²

020 7101 2020
compton.london

Compton

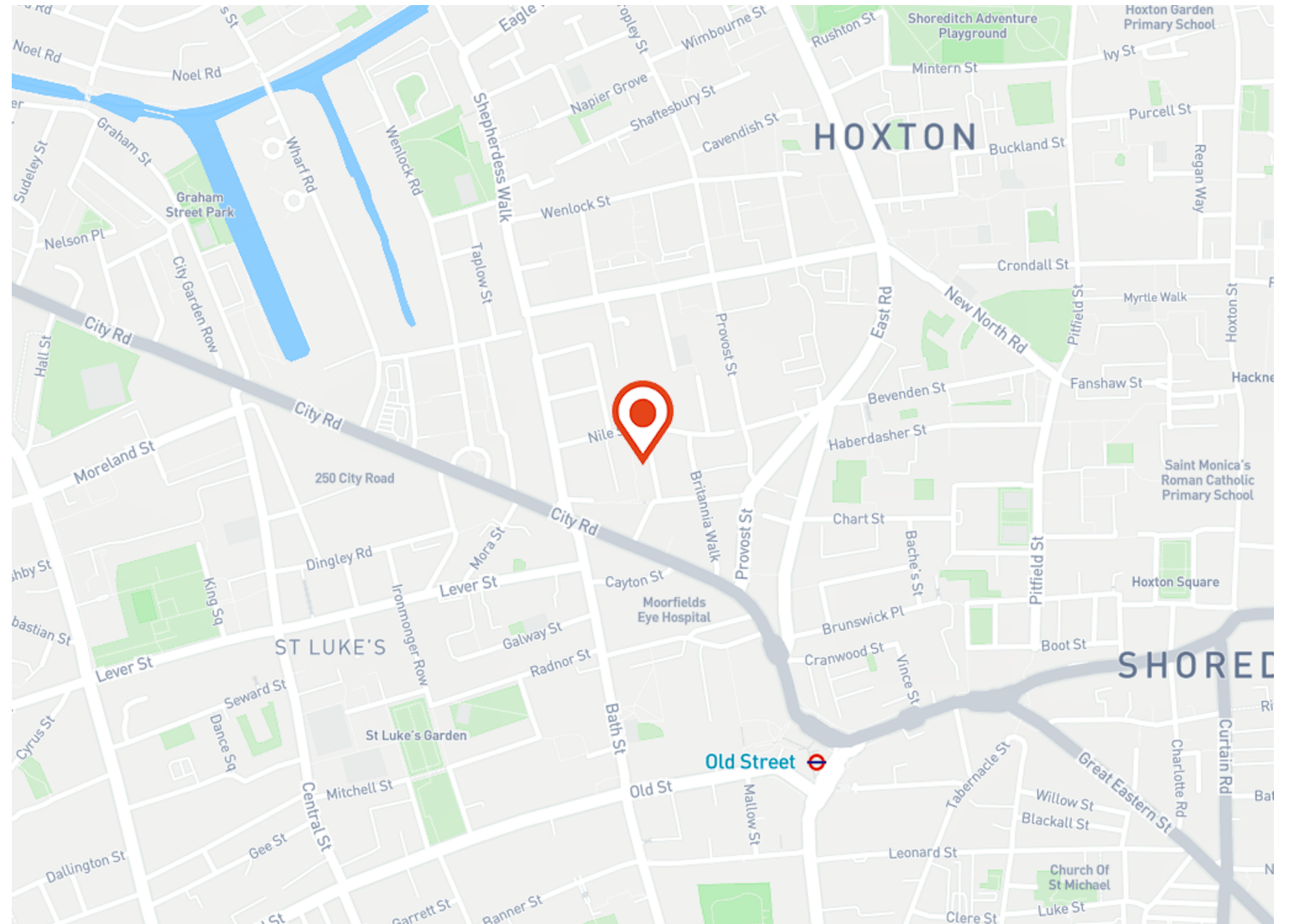
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Location

A short 5 minute walk to Old Street underground station, this fantastic self-contained office is ideally placed to benefit from the best amenities the district has to offer, including a wide range of cafes, bars and restaurants such as, Coffee Junction, Atis Old Street, The Alchemist and many more!

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Amenities

- Self-contained with its own front door
- Fully fitted and furnished
- Contemporary finishes throughout
- Ready for immediate occupation
- Available on flexible Lease terms
- Heating / Cooling in situ
- Combination of desks, meeting rooms & breakout spaces included within fitout
- Cabling in situ
- Wooden flooring

Description

A fantastic self-contained office split across 3 floors is now available to lease, moment's from Old St station. The property possesses good branding opportunities with the street frontage making this office perfect for a showroom or a conventional office occupier. It is offered fully fitted, with desks, meeting rooms, kitchenette, breakout space, flooring and air conditioning already in place.

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Content

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Tenure

Leasehold

Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Hackney

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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year | Availability |
|--------------|-------|--------------|-----------------------|------------------------|--------------|-------------|-------------|--------------|
| 1st | 3,117 | £42.50 | £20 | £2.40 | £64.90 | £16,857.78 | £202,293.30 | Available |
| Ground | 2,706 | £42.50 | £20 | £2.40 | £64.90 | £14,634.95 | £175,619.40 | Available |
| Lower Ground | 2,869 | £42.50 | £20 | £2.40 | £64.90 | £15,516.51 | £186,198.10 | Available |
| Total | 8,692 | £42.50 | £20 | £2.40 | £64.90 | £47,009.24 | £564,110.80 | |

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
jp@compton.london
07814 699 096

Andy Gilbert
ag@compton.london
07833993714

Robyn Vaughan
rv@compton.london
07840 838 359

