

TO LET - OFFICE

1 SNOWDEN STREET

1 Snowden Street, EC2A 2DQ



Key Highlights

- 17,270 sq ft
- Fantastic natural light and views
- Newly refurbished building reception with on site Café
- Concierge
- Partially fitted on Level 6
- Occupation density of 1:8m
- Showers and Bike Storage

SAVILLS City
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London EC2M 7EB
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Location

The property is located on a corner position between Snowden Street and Worship Street, between the City and Shoreditch. The local area offers a range of cafes, bars and restaurants as well as leisure facilities. The property is well connected with Liverpool Street Station (and the Elizabeth Line) only a 3 minute walk away.

Description

Snowden Street comprises of 215,000 sq ft of highly specified office space. The property has recently undergone a programme of improvements to include a new reception and enhancement of the central atrium.

The floor is available for a sublease to December 2025 or by way of an assignment to March 2031.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
6th	17,270	1,604.44	Available
Total	17,270	1,604.44	

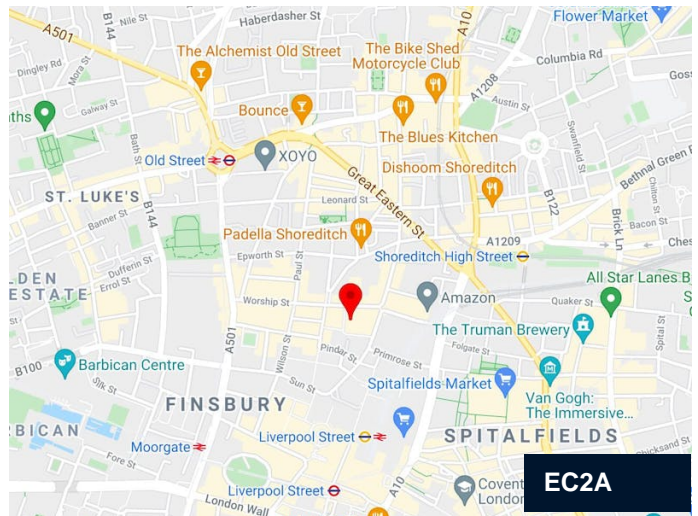
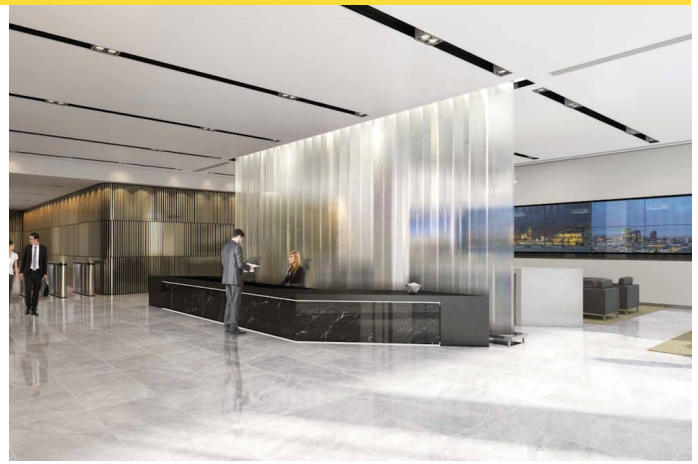
Specification

Floor to ceiling height of 2.75m
Two pipe fan coil air conditioning
150mm raised floors
Metal tiled suspended ceilings
Six 26 person passenger lifts
180 secured bicycle spaces
Shower and locker facilities

Terms

Available by way of a sublease to December 2025.

Rent: Quoting £42.50 psf
Rates : £19.62 per sq ft (Estimated)
Service Charge: £10.59 per sq ft (Estimated)



Contact

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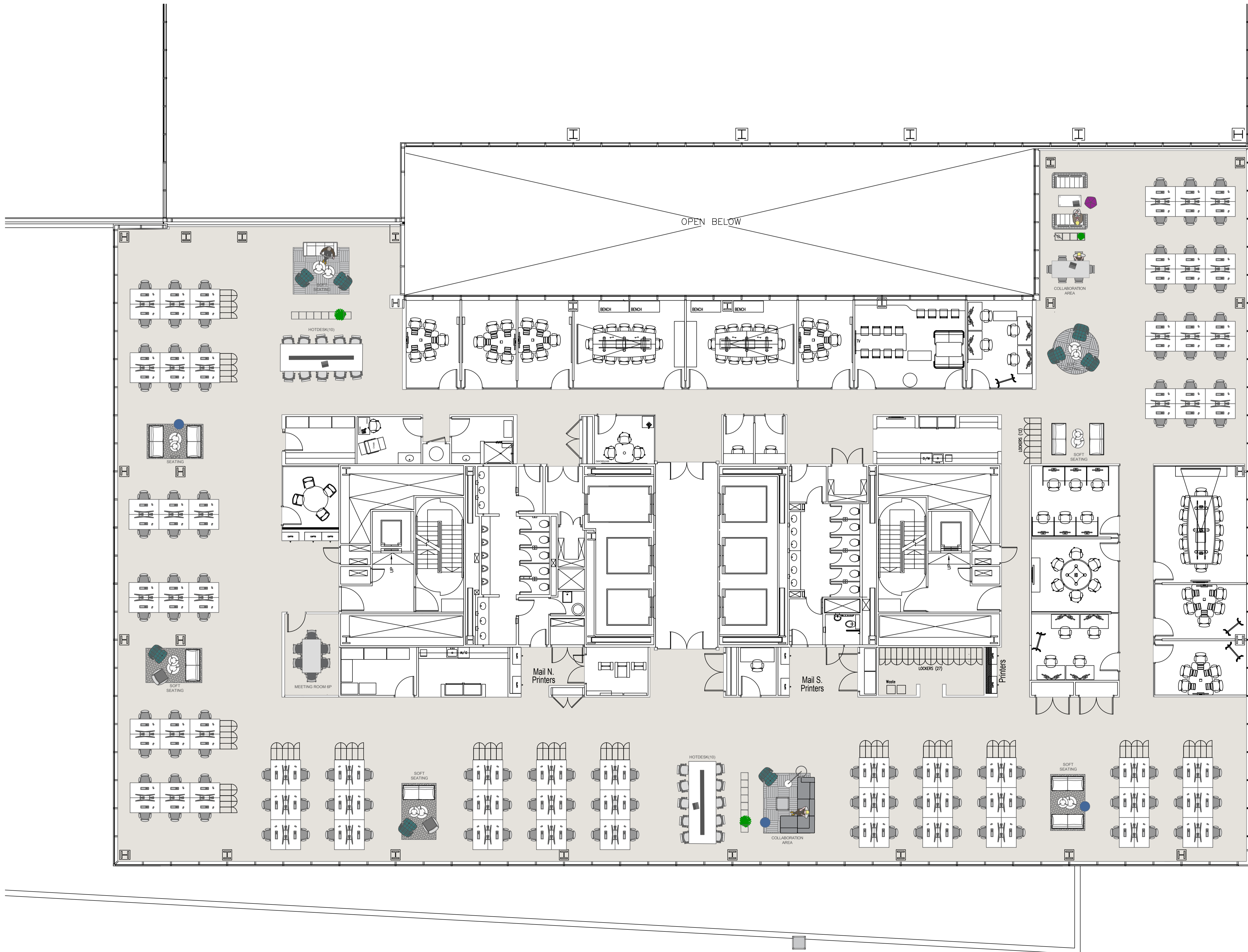
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NO.	DATE	REVISIONS	BY

PROPOSED

APPROVED BY: DATE:



Client:
DMG WORKPLACE

Site Address:
8 DEVONSHIRE SQUARE
LONDON
EC2M 4PL

Title:
SIXTH FLOOR
PROPOSED GENERAL ARRANGEMENT

Drawn:	OS	Scale:	1:100@A1
Sqm/sqft	/	Date:	21/04/22

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Project No	Floor	Detail	Rev