

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
15 Finsbury Circus
London EC2M 7EB
020 7499 8644
[savills.co.uk](https://www.savills.co.uk)



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	

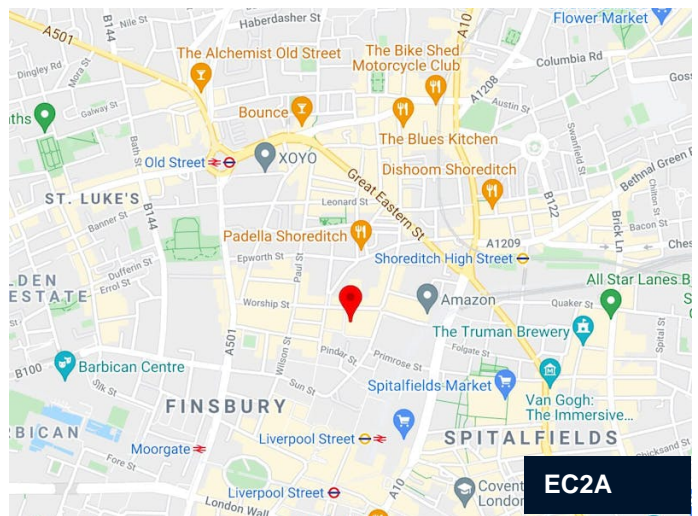
Specification

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

Paul Bennett

02074098946

07972000249

pjbennett@savills.com

Stuart Paterson

0203 618 3511

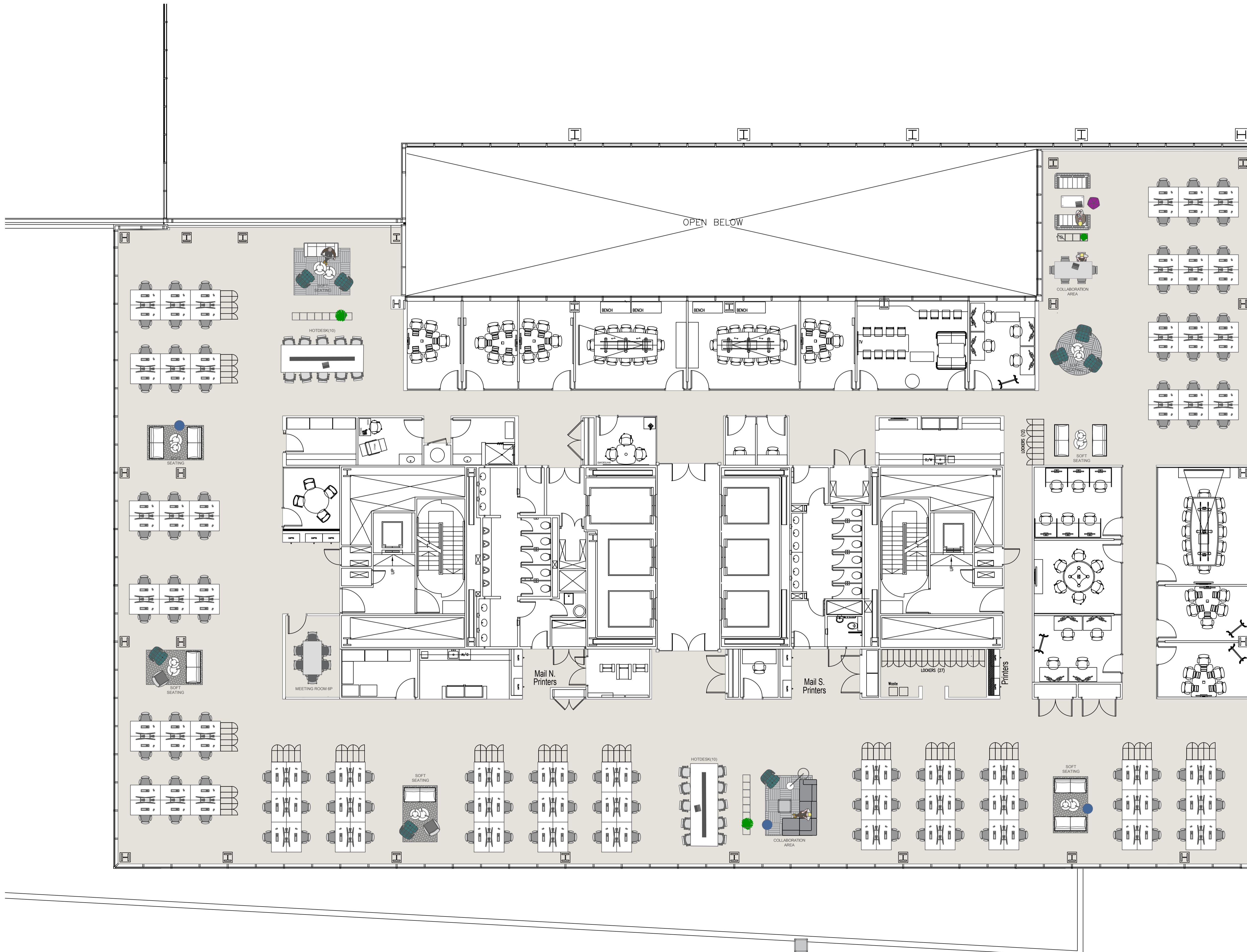
07870 999 305

stuart.paterson@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 02/05/2024

savills



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

0000	06	GA	A
Project No	Floor	Detail	Rev