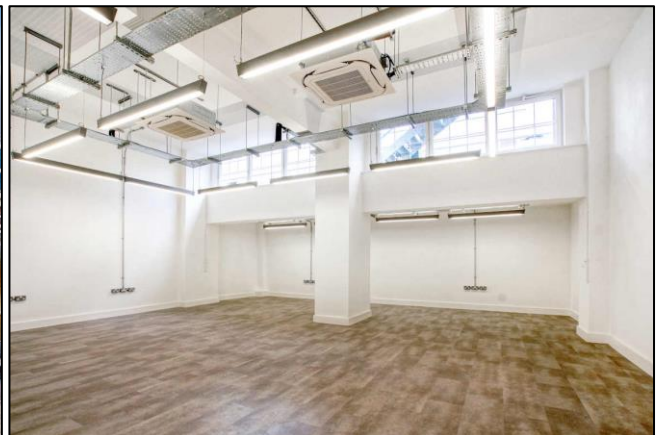


Commercial Office Space
4,024 sq. ft. / 373.8 sq. m.

Self-contained warehouse & office building with loading bay, vehicular access & located outside the congestion zone

TO LET

25 Corsham Street, Old Street, N1 6DR



LOCATION

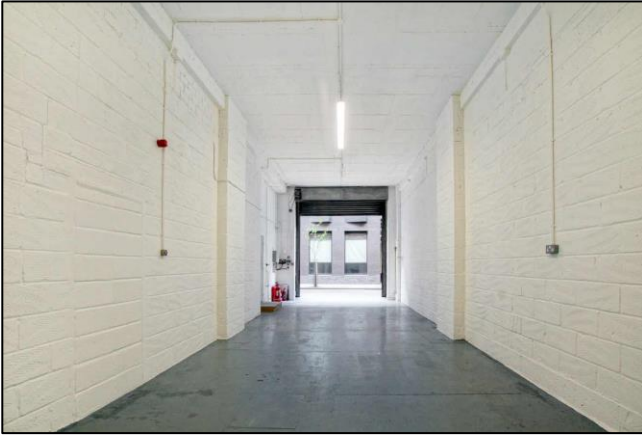
This former warehouse building is located on the North side of Corsham Street close to the Shoreditch Triangle and within two minutes of Old Street Station. This prime Old Street location is served by a variety of shops, cafes and restaurants including Shoreditch Grind and MEATmission.

TRANSPORT

Old Street (Northern Line and Mainline Services)

Moorgate (Hammersmith & City, Metropolitan, Circle, Northern Lines and Mainline Services)

Liverpool Street (Hammersmith & City, Metropolitan, Circle, Central Lines and Mainline Services)



DESCRIPTION

This self-contained building has been recently refurbished to include new flooring, lighting, air-conditioning, power and data cabling. The building benefits from good floor-ceiling height and great natural daylight, throughout.

The ground floor serves as a secure loading bay/storage area, which is also suitable for car parking. The rest of the building provides refurbished office space.

The surrounding area has an abundance of restaurant and bars and is within a short walk of Hoxton Square and Shoreditch.

AMENITIES

- Roller shutter door to loading bay
- Good floor to ceiling height
- Air conditioning
- Redecorated offices
- WC facilities & shower
- Perimeter trunking
- New power & data cabling
- Video entry phone system
- Kitchenettes to each floor
- Great natural daylight

NET INTERNAL FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,153	107.1
First	1,391	129.2
Ground	1,480	137.5
Total	4,024	373.8

LEASE

New flexible lease terms are available.

RENT

Per annum	Per Sq. Ft.
£170,000	£42.25

RATES

Rates payable from 1st April 2023 are:

Per annum	Per Sq. Ft.
£51,968	£12.91

Interested parties must verify the accuracy of these figures by contacting the London Borough of Hackney.

TOTAL OCCUPANCY COSTS

Per annum	Per Calendar Month
£221,968	£18,497.33

VAT

The building is elected for VAT

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com