



50
Featherstone
Street
EC1

Modern, refurbished office
space ideally situated in the middle of
internationally-renowned Tech City.
2,600 – 4,282 sq. ft.

Modern, stylish and elegant interior features.



Brand newly refurbished floors



Fitted & furnished first floor suite



Open plan ground and lower ground floor suite



Newly designed entrance area with commissionaire



Reclaimed and repurposed reception feature wall



Communal breakout and meeting space



Secure cycle storage and showers



Fully DDA compliant





Tranquil reception
designed for
collaboration.

THE AREA

Situated in the heart of vibrant Old Street.

Restaurant & Hotels

- 01 Blacklock
- 02 Bone Daddies
- 03 Breddos Tacos
- 04 LaLaLand
- 05 Enoteca da Luca
- 06 Daffodil Mulligan
- 07 The Jugged Hare
- 08 Manteca
- 09 Brat
- 10 Serata Hall
- 11 Temper
- 12 Gloria
- 13 One Hundred Shoreditch
- 14 The Curtain
- 15 Eight Moorgate
- 16 Nobu Hotel

Bars & cafes

- 17 Lantana
- 18 Ozone Coffee Roasters
- 19 Franzè & Evans
- 20 Pasta Nostra
- 21 Shoreditch Grind
- 22 Finch's
- 23 Flight Club
- 24 The Fox
- 25 The Princess
- 26 Nightjar
- 27 Queen of Hoxton
- 28 Singer Tavern
- 29 Tayer + Elementary
- 30 Boxpark

Travel times

Walking
 Old Street – 3 mins
 Moorgate – 10 mins
 Liverpool Street – 13 mins

Tube
 London Bridge – 5 mins
 King's Cross – 7 mins
 Waterloo – 11 mins
 Victoria – 18 mins

Crossrail
 Tottenham Ct Rd – 4 mins
 Canary Wharf – 6 mins
 Paddington – 10 mins
 Heathrow – 33 mins

Travel times estimated with Google Maps, citymapper.com and crossrail.co.uk. Tube and train times based on a starting point of Liverpool Street, Moorgate or Old Street Station.





First floor – comprehensively refurbished and thoughtfully designed.

The first floor is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:



Newly refurbished



2 x phone booths/
zoom rooms



Newly cabled with power
and data cabling



Offered furnished and
ready to occupy



Plug and play



Separate kitchenette/
breakout area



2 x meeting
rooms



New LED lighting



Size

Floor	sq. ft.	sq. m
First floor	2,600	241.55

How much it costs (excluding VAT)

	Per annum	Per sq. ft.
Rent	£128,700	£49.50
Service charge	£13,000	£5.00
Business rates	£39,572	£15.22

Total occupational costs

Floor	Per annum	Per cal month
First floor	£181,272	£15,106



FIRST FLOOR – FLOOR PLAN

First floor

2,600 sq. ft. (241.55 sq. m.)

Breakdown of facilities

22 x open plan positions (1400 x 800 bench)

1 x meeting room (5 person)

1 x meeting room (8 person)

2 x phone booths

1 x touchdown and waiting area

1 x teapoint

1 x breakout area

1 x informal meeting and collaboration area

1 x comms cupboard

1 x print and copy area

1 x filing zone

Total headcount (fixed desks) = 22

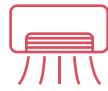


Suitable for a variety of occupiers.

The ground and lower ground floors have been refurbished to a CAT A standard and would be ideal for a number of uses.



Newly refurbished



Air conditioning



Newly cabled with power and data cabling



Kitchenette



New LED lighting



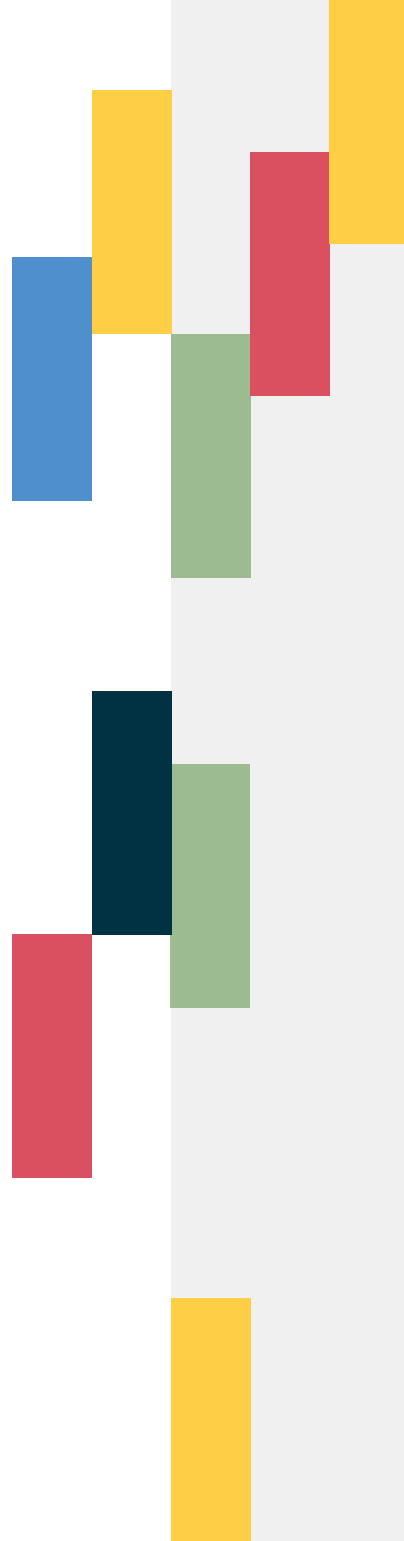
Demised WCs



Raised access floor



New interconnecting feature staircase



Size

Floor	sq. ft.	sq. m
Ground	1,929	179.21
Lower Ground	2,353	218.60
Total	4,282	397.81

How much it costs (excluding VAT)

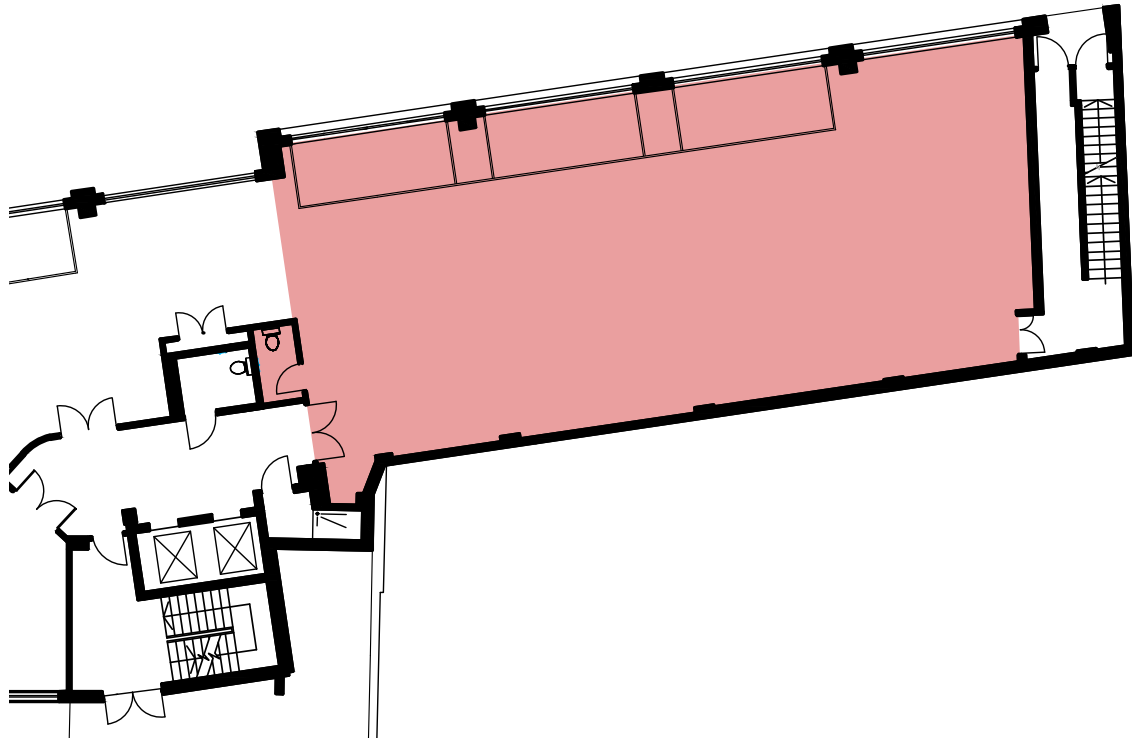
	Per annum	Per sq. ft.
Rent	£135,000	£31.50
Service charge	£21,410	£5.00
Business rates	£52,100	£11.95

Total occupational costs

Floor	Per annum	Per cal month
Ground & Lower Ground	£207,610	£17,300

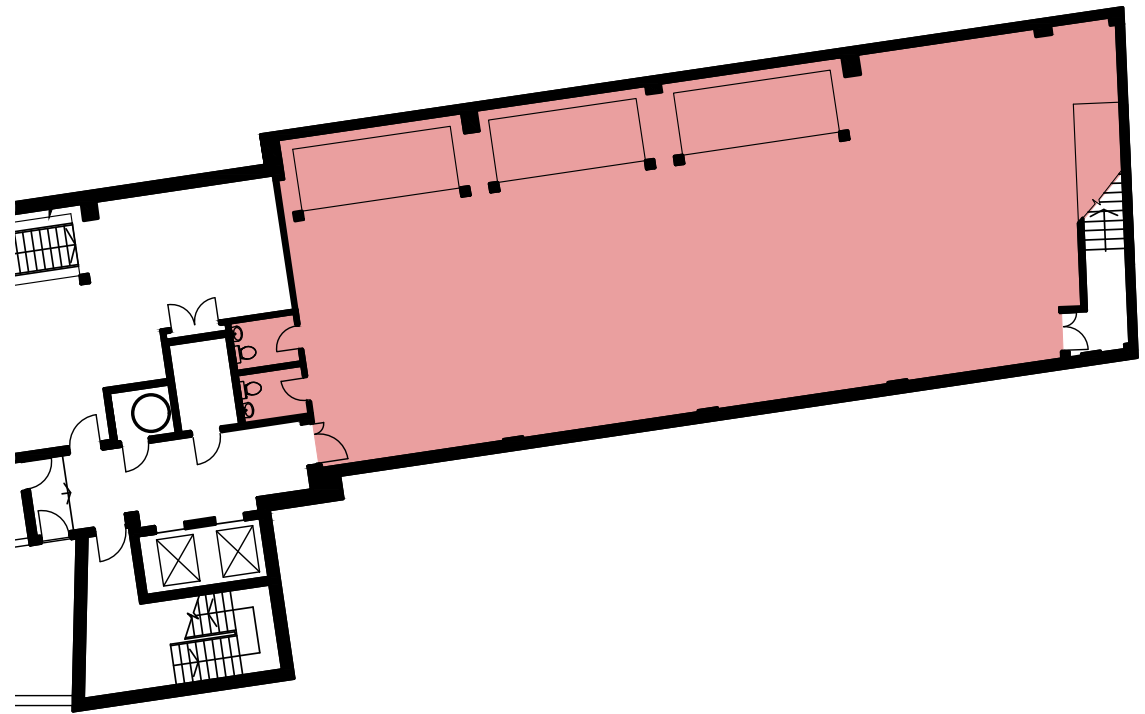
Ground floor

1,929 sq. ft. (179.21 sq. m.)



Lower Ground floor

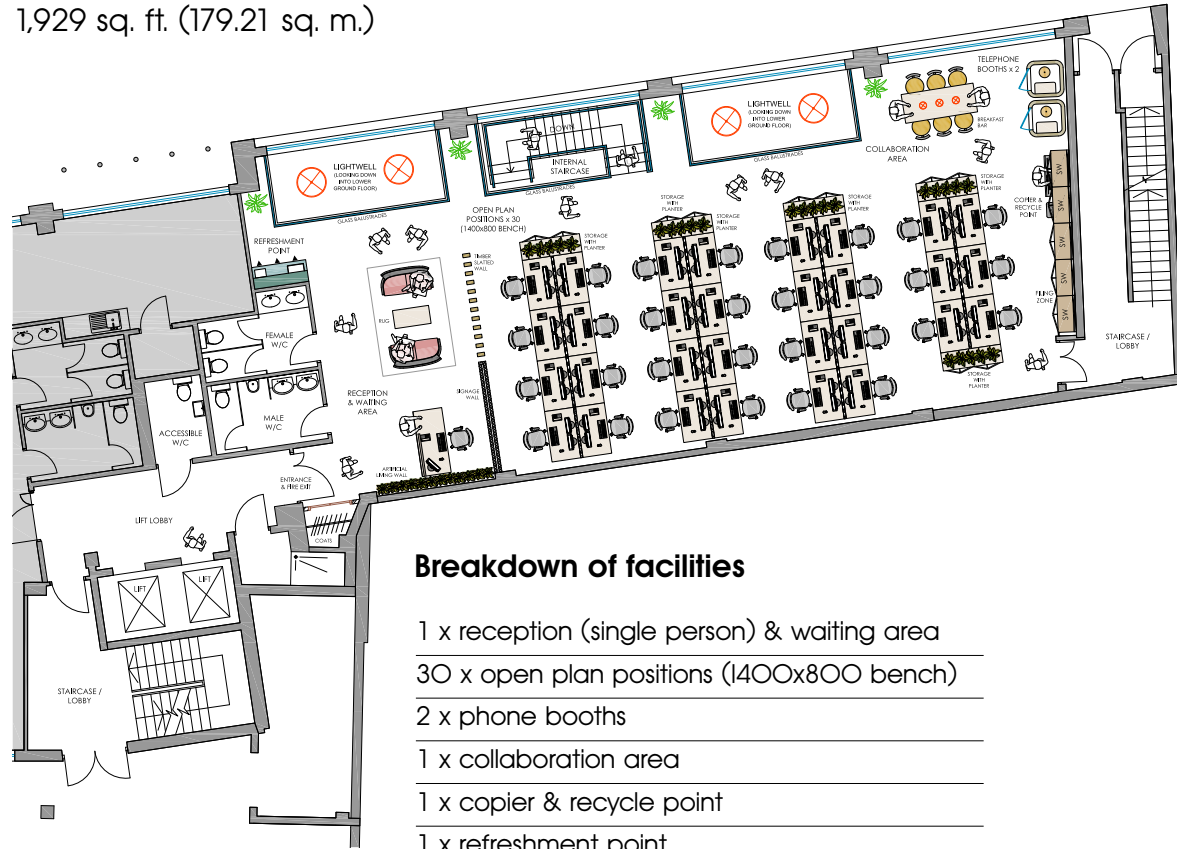
2,353 sq. ft. (218.60 sq. m.)



Total - 4,282 sq. ft. (397.81 sq. m.)

Ground floor

1,929 sq. ft. (179.21 sq. m.)



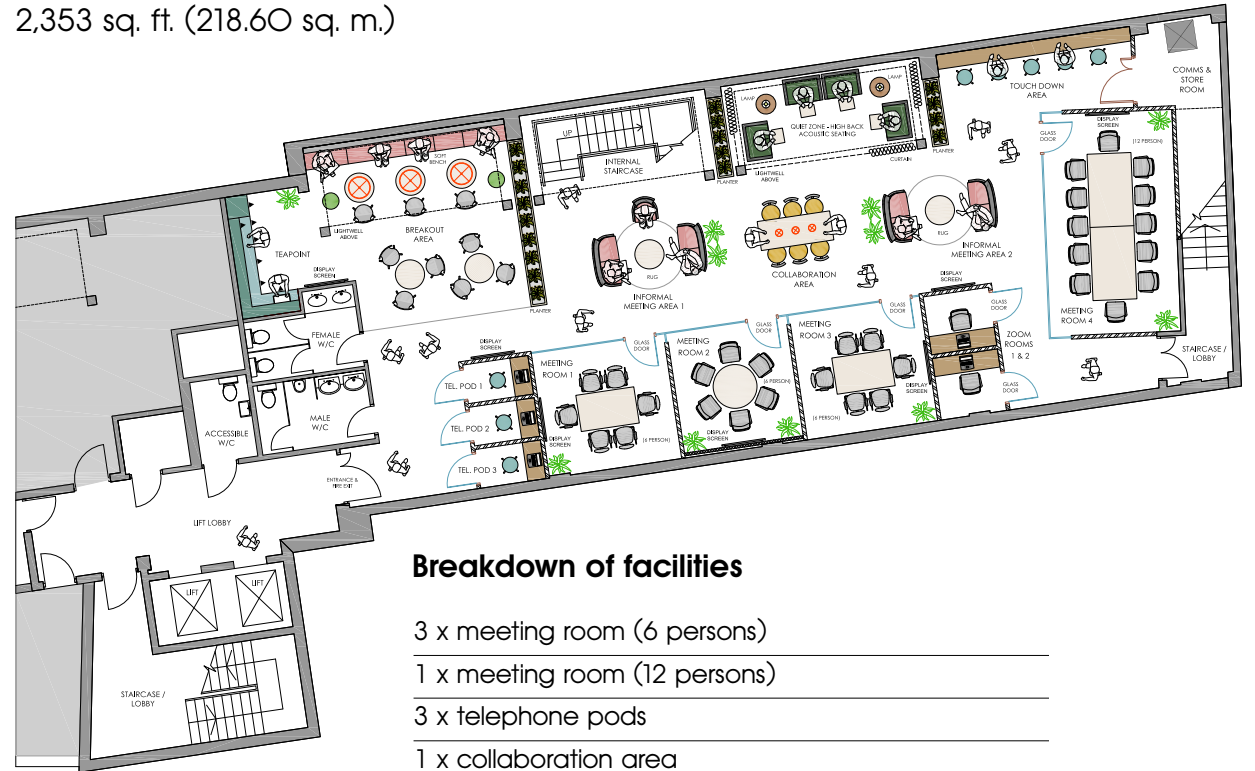
Breakdown of facilities

- 1 x reception (single person) & waiting area
- 30 x open plan positions (1400x800 bench)
- 2 x phone booths
- 1 x collaboration area
- 1 x copier & recycle point
- 1 x refreshment point
- 1 x filing zone (plus local storage)

Total headcount (fixed desks) = 31

Lower Ground floor

2,353 sq. ft. (218.60 sq. m.)



Breakdown of facilities

- 3 x meeting room (6 persons)
- 1 x meeting room (12 persons)
- 3 x telephone pods
- 1 x collaboration area
- 1 x touchdown area
- 2 x zoom rooms
- 2 x informal meeting areas
- 1 x comms & store room
- 1 quiet zone
- 1 X teapoint & breakout area



To arrange an inspection or for further information, please contact:



Stephen Page
spage@antonpage.com
07789 888 973

Harrison Turner
hturner@antonpage.com
07760 994 988

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