

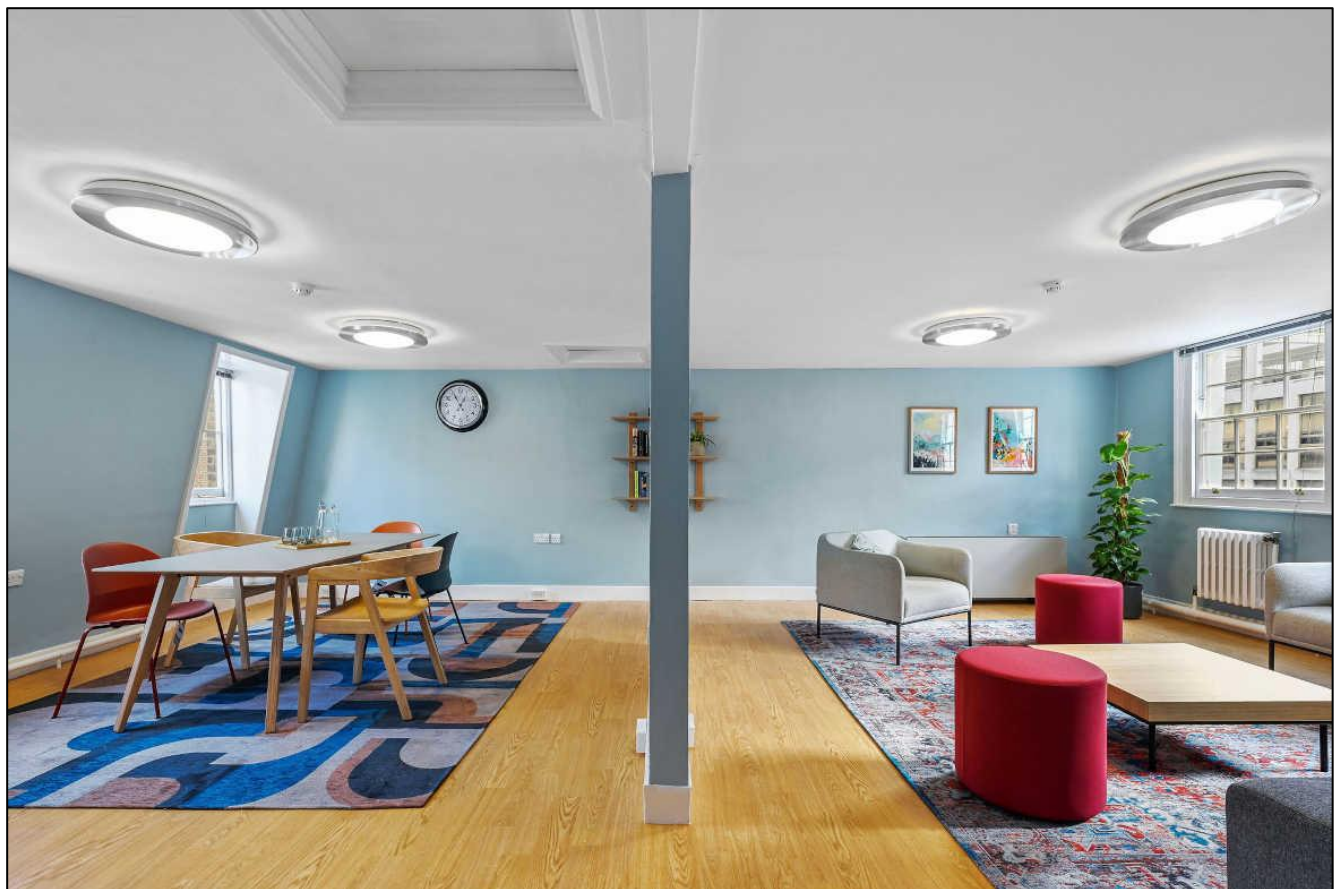
Commercial Office Space

3,250 sq. ft. / 301 sq. m.

A stylish modernised Georgian townhouse off Finsbury Square

TO LET

The Townhouse, 15-17 Christopher Street, London EC2A 2BS



LOCATION

Situated on a quiet street off Finsbury Square, south of Shoreditch and north of Liverpool Street, Christopher Street provides calm in the hustle and bustle of the capital.

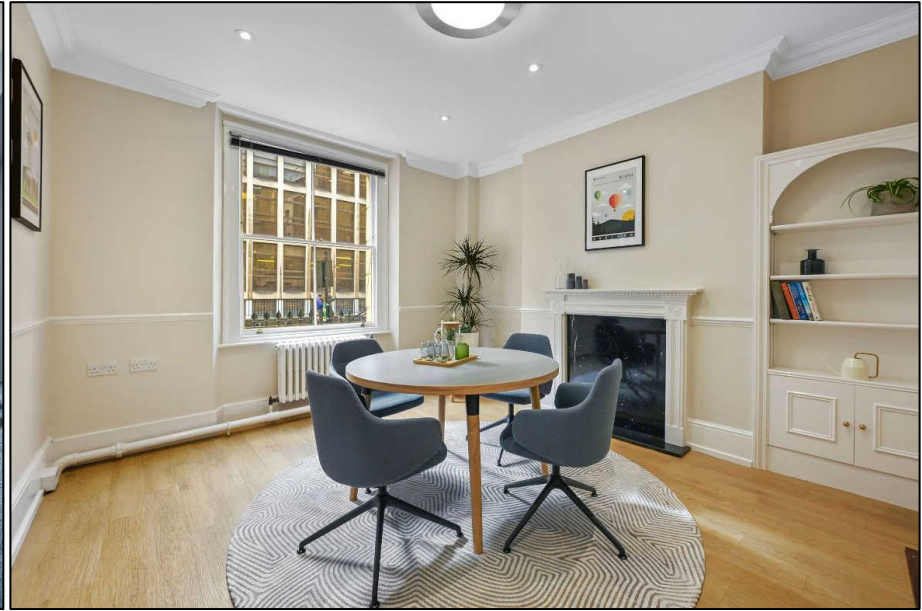
The building is superbly situated close to a range of mainline transport links, including Liverpool Street (5 mins) and Moorgate (7 mins) stations and is served by numerous cafés, bars, restaurants and hotels within the Shoreditch and Liverpool Street district.

TRANSPORT

Liverpool Street (Elizabeth, Circle, Hammersmith & City and Metropolitan lines and National Rail)

Moorgate (Elizabeth, Circle, Hammersmith & City, Metropolitan and Northern lines and National Rail)

Old Street (Northern line and National Rail)





DESCRIPTION

This impressive Georgian townhouse has been comprehensively refurbished and partially fitted, to provide flexible space. This is an ideal opportunity to create an office hub within the City of London.

The space is self-contained with dual aspects giving excellent natural daylight throughout the building. There is a private courtyard with outside amenity and event space.

The property is available for immediate occupation.

AMENITIES

- Beautiful self-contained townhouse
- Meeting rooms
- Private offices
- Video conferencing rooms
- Partially fitted to provide flexible space
- Comfort cooling
- New LED lighting throughout
- CAT 6 cabling
- Fibre connected
- Excellent natural daylight
- 2 fully fitted kitchens
- Private courtyard and event space
- Superb end of journey facilities
- Secure bike storage
- 2 showers & drying facilities

APPROXIMATE FLOOR AREAS

Sq. Ft.	Sq. M.
3,250	301

Arranged over five floors.

LEASE

A new flexible lease for a term by arrangement.

RENT & SERVICE CHARGE

Per Annum	Per sq. ft.
£128,500	£39.50

BUSINESS RATES

Per Annum	Per sq. ft.
£44,188	£13.65

Interested parties should make their own enquiries with the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£172,688	£14,390

EPC

Rated EPC C

VAT

The property is elected for VAT.

PLEASE CONTACT

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