

Commercial Office Space

540 sq. ft. / 50.17 sq. m.

Refurbished office for sale by Old Street Roundabout

FOR SALE

79 Britannia Walk, Old Street, London, N1 7RH



LOCATION

Located moments from Old Street Roundabout, the property is ideally situated to benefit from the vast amenities available in the immediate area. There are numerous pubs, bars and restaurants on the doorstep, making this an incredibly attractive place to work. You will also be surrounded by a growing list of high profile occupiers including Adobe, Amazon, Monzo and Airbnb.

TRANSPORT

Old Street (Northern Line, National Rail)

Hoxton (London Overground)

Moorgate (Northern, Hammersmith & City, Metropolitan, Northern and Elizabeth Lines)

Numerous bus routes

Santander Cycles



DESCRIPTION

The office is situated on the ground floor of this modern mixed-use development.

The unit is open plan with a small kitchenette and a demised WC with a shower. The unit is fully power and network cabled with heating and cooling throughout.

The space is available with vacant possession and will be of interest to owner occupiers and investors.

AMENITIES

- Prominent Old Street location
- Self-contained office
- Open plan office space
- Newly refurbished
- Modern kitchenette
- WC with shower
- LED lighting
- Heating and cooling
- Power and network cabling in situ
- Alarm

GROSS INTERNAL FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
Ground	540	50.17

VIRTUAL FREEHOLD

A long leasehold interest of 999 years from 2006 (981 years remaining). This is subject to an annual ground rent of £250.

PRICE

£450,000 plus VAT

RATES

The rates payable for the year 2024/25 are £6,483.88 / £12.01 per sq. ft.

SERVICE CHARGE

We understand the service charge is currently passing at £453.34 per annum / £0.84 per sq. ft.

EPC

The property has an EPC rating of C.

PLANNING

Class E – Offices.

VAT

The property is elected for VAT.

PLEASE CONTACT

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