

Commercial Office Space
2,256 sq. ft. / 209.59 sq. m.

Open plan office to let, moments from Shoreditch Park - **£29.50 per sq. ft.**

TO LET

23-28 Penn Street, Hoxton, London, N1 5DL



LOCATION

Penn Street is located north of Old Street Roundabout and is situated adjacent to Shoreditch Park and Hoxton Street. Benefitting from being in an excellent fringe location, the building also offers good access to both The City & West End.

TRANSPORT

Old Street (Northern line and National Rail)
Haggerston (Overground)
Essex Road (National Rail)
Various bus routes



DESCRIPTION

The accommodation is set in this former warehouse building, located on the northern side of Shoreditch Park. The office benefit from excellent natural light.

The office provides stylish accommodation that will appeal to media, technology or creative occupiers.

AMENITIES

- Ready for immediate occupation
- Comfort cooling
- Perimeter trunking
- Power & data cabling
- LED lighting
- Fully fitted kitchenette
- 3x demised WCs
- Shower facilities
- Intercom system

APPROXIMATE FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
203	2,256	209.59

LEASE

A new flexible lease is available for a term by arrangement.

RENT

Unit	Per sq. ft.	Per Annum
203	£29.50	£66,552.00

SERVICE CHARGE

Unit	Per sq. ft.	Per Annum
203	£3.00	£6,768.00

RATES

The VOA website states that the rates payable for 2022/23 are approximately:

Unit	Per sq. ft.	Per Annum
203	£19.17	£43,264.00

Interested parties should contact The London Borough of Hackney to verify these figures.

TOTAL OCCUPATIONAL COSTS

Unit	Per Annum	PCM
203	£116,584.00	£9,715.33

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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