

Commercial Office Space
7,438 sq. ft. / 691.01 sq. m.

Fully fitted and furnished offices to let - **£19.50 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 plug and play accommodation for 88 desks fitted with 3 meeting rooms as well as a generous breakout area.

AMENITIES

- Plug and play space – 88 desks
- 3x meeting rooms in situ
- Ready for immediate occupation
- Comfort cooling
- Perimeter trunking
- Power & data cabling
- LED lighting
- Fully fitted kitchenette
- Feature ceiling
- Demised WCs
- Shower facilities
- Intercom system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	7,438	691.01

LEASE

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

RENT

Floor	Per sq. ft.	Per Annum
Third	£19.50	£145,041

SERVICE CHARGE

Floor	Per sq. ft.	Per Annum
Third	£2.96	£22,020

RATES

Interested parties should make their own enquiries to The London Borough of Hackney.

PLEASE CONTACT

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