iNGLEBY TRICE
65-69 East Road

INGLEBY TRICE.

Available N1

Self contained G/LG unit in a former warehouse building with exposed brickwork and sleek modern features

Details

Discover a transformed Victorian warehouse, meticulously renovated to offer expansive, open-concept office space with a contemporary media aesthetic. With impressive floor-to-ceiling dimensions, accentuated by generous windows on both front and rear facades, flooding the interiors with abundant natural light. The premises benefit shower amenities and secure bicycle storage easily accessible via Vestry Street.

The offices can be delivered furnished, if required, subject to adjustment of the managed monthly cost.

East Road is a five minute walk from Old Street Station. Connecting you with the Northern Line & National Rail Services & a multitude of bus and cycle routes.

Specification

Self contained entrance and window frontage

LED lighting

Central heating

Contemporary staircase connecting the G/LG floors

Private courtyard

Fitted kitchen

End of commute facilities

EPC C (75)

VAT Applicable

iNGLEBY TRICE.

Availability

Floor	Size (sq ft)	No of desks	No of meeting rooms	Total monthly cost	Total cost per sq ft	Min. term	Status
3rd	1,264	20	1	£10,007	£ 95.00	1 years	Let
Ground & Lower Ground	2,140			£24,967	£ 140.00	1 years	Available

iNGLEBY TRICE.

Fully Managed Pricing Includes:

CORE COSTS

- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

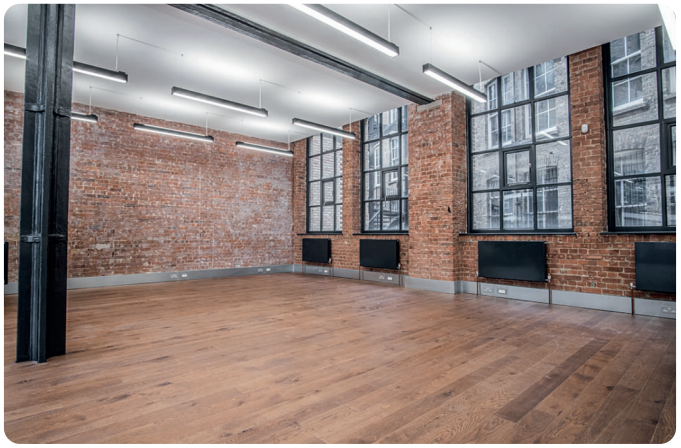
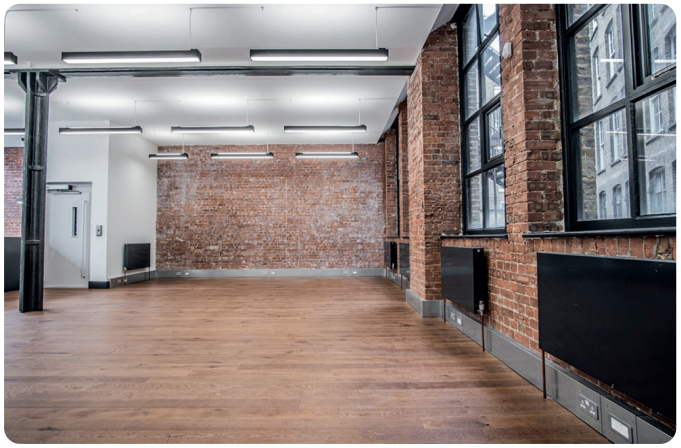
ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *

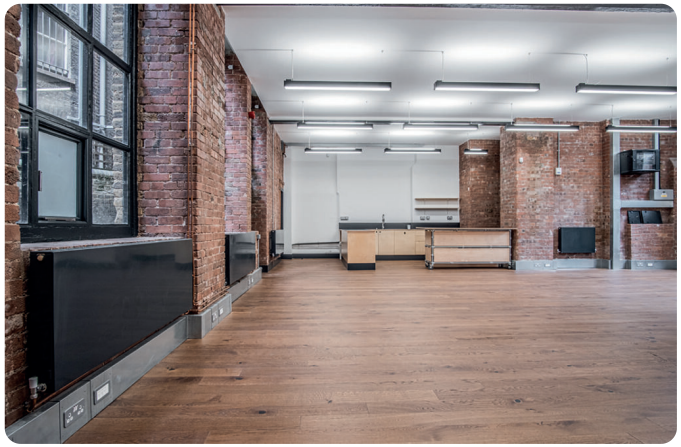
- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

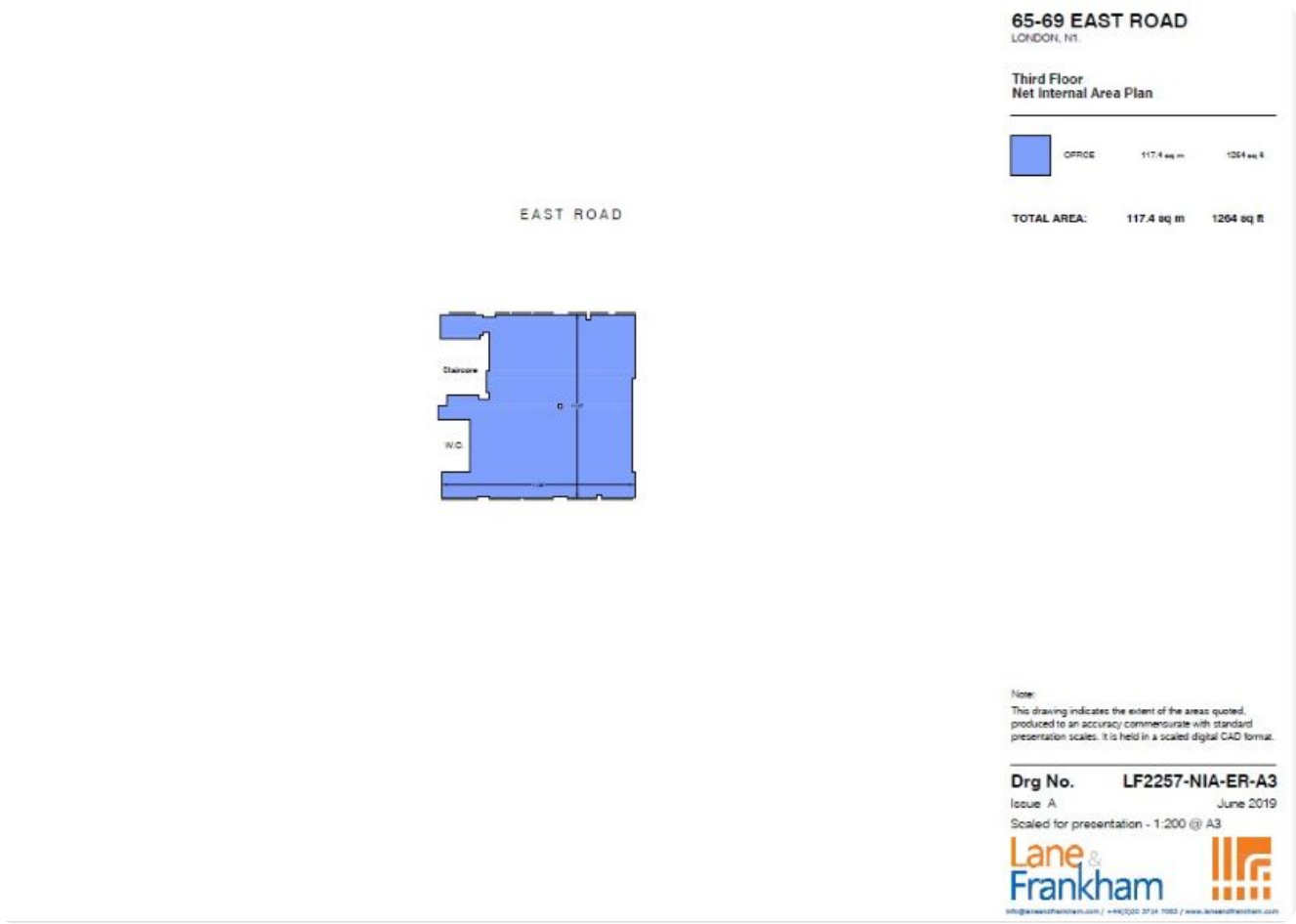
All prices and rents quoted are net of VAT. Additional services available upon request Non managed (conventional) costs available upon request

November 18, 2026



Floor Plans



Floor: 3rd

Size: 1,264 sq ft

Desks: 20

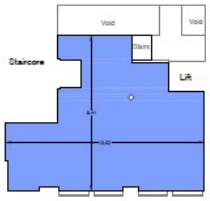
Meeting rooms: 1

65-69 EAST ROAD
LONDON, N1.

Ground Floor
Net Internal Area Plan

	OFFICE	81.9 sq m	882 sq ft
TOTAL AREA:		**81.9 sq m**	**882 sq ft**

EAST ROAD



Note:
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

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Issue A June 2019
Scaled for presentation - 1:200 @ A3

Lane & Frankham

info@laneandfrankham.com / +44(0)20 3714 7063 / www.laneandfrankham.com

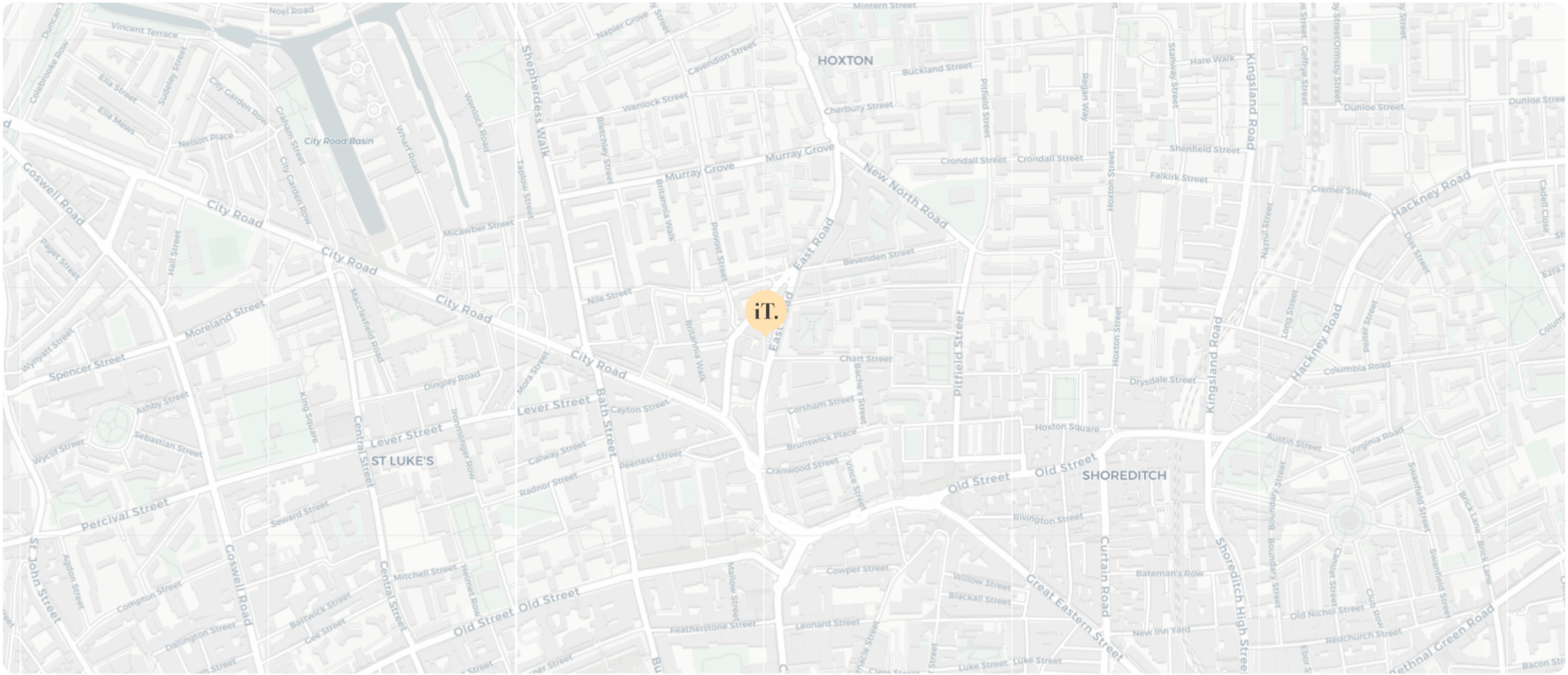
Floor: Ground & Lower Ground

Size: 2,140 sq ft

Desks:

Meeting rooms:

Location


iT.
HOXTON
SHOREDITCH
ST LUKE'S
City Road
Old Street
Murray Grove
Shepherdess Walk
New North Road
Hackney Road
Kingsland Road
Pitfield Street
Great Eastern Street
Curtain Road
Shoreditch High Street
Lever Street
Central Street
Coswell Road
Moreland Street
Spencer Street
Percival Street
Old Street
Bevenden Street
Chart Street
Hoxton Square
Rivington Street
Cowper Street
Leonard Street
Featherstone Street
Brunswick Place
Cranwood Street
Corsham Street
Cayton Street
Peerless Street
Radnor Street
Calway Street
Nile Street
Micawber Street
Dingley Road
Mitchell Street
Seward Street
Bastwick Street
Dallington Street
Compton Street
Ashby Street
Sebastian Street
Wynyatt Street
Paget Street
Wyclif Street
Agdon Street
St John Street
Ironmonger Row
King Square
Macclesfield Road
Bath Street
Moss Street
Britannia Walk
Provost Street
Taplow Street
Wenlock Road
Wharf Road
City Road Basin
City Garden Row
Graham Street
Nelson Place
Ella Mews
Ella Street
Sudeley Street
Vincent Terrace
Noel Road
Caleborooke Row
Duncan Terrace
Half Street
Coswell Road
Napier Grove
Cavendish Street
Wenlock Street
Bletchley Street
Britannia Walk
Provost Street
Taplow Street
Micawber Street
Nile Street
Bevenden Street
East Road
Pitfield Street
Hoxton Street
Regan Way
Pitfield Street
Buckland Street
Cherbury Street
Crondall Street
Shenfield Street
Falkirk Street
Cremer Street
Dunloe Street
Hare Walk
Stanway Street
Kingsland Road
Nazrul Street
Long Street
Drysdale Street
Columbia Road
Virginia Road
Austin Street
Boundary Street
Swanfield Street
Brick Lane
Club Row
Old Nichol Street
Redchurch Street
Bateman's Row
New Inn Yard
Willow Street
Blackall Street
Mallow Street
Luke Street
Ebor Street
Bethnal Green Road
Hackney Road
Dunloe Street
Caddell Close
Ezra Street
Columbia Road
Virginia Road
Swanfield Street
Brick Lane
Bacon Street

iNGLEBY TRICE.

Request a viewing

Malcolm Trice

Partner, Leasing

07791 049792

m.trice@inglebytrice.co.uk

Francis Cundell

Leasing

07939 598545

f.cundell@inglebytrice.co.uk