

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

65-69 East Road
N1 6AH

Office

TO LET

2,140 sq ft
(198.81 sq m)

- Self contained entrance and window frontage
- LED lighting
- Contemporary staircase connecting the G/LG floors
- Metal perimeter trunking / Fully cabled
- Fitted kitchen
- End of commute facilities
- Central heating

Summary

Available Size	2,140 sq ft
Rent	£37.50 per sq ft pax
Rates Payable	£17 per sq ft est pa
Service Charge	£4.14 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

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.

Location

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

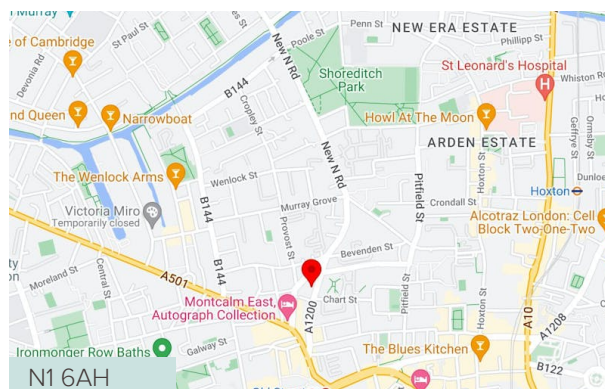
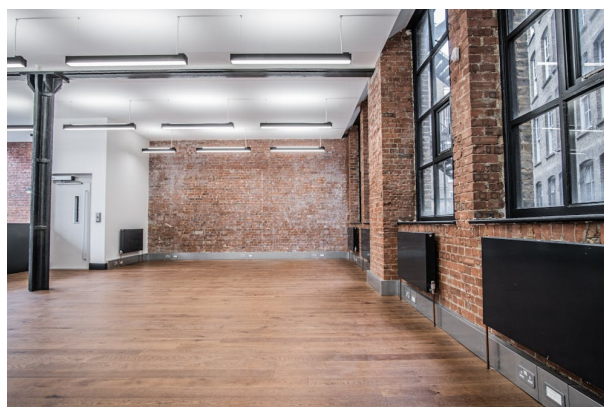
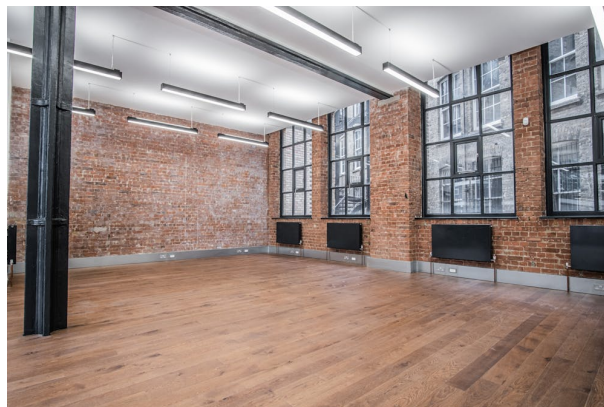
Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Ground	882	81.94	Available
Lower Ground	1,258	116.87	Available
Total	2,140	198.81	

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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
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65-69 EAST ROAD

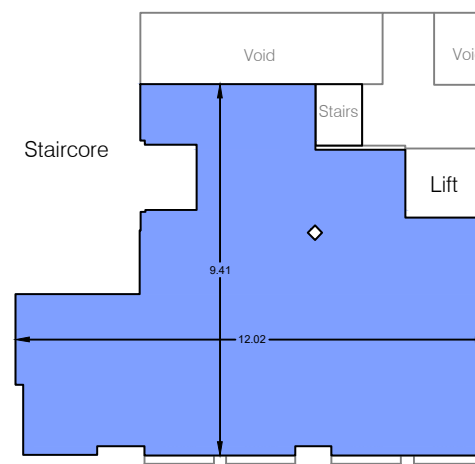
LONDON, N1.

Ground Floor Net Internal Area Plan

	OFFICE	81.9 sq m	882 sq ft
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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.

Drg No. LF2257-NIA-ER-AG

Issue A

June 2019

Scaled for presentation - 1:200 @ A3


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65-69 EAST ROAD

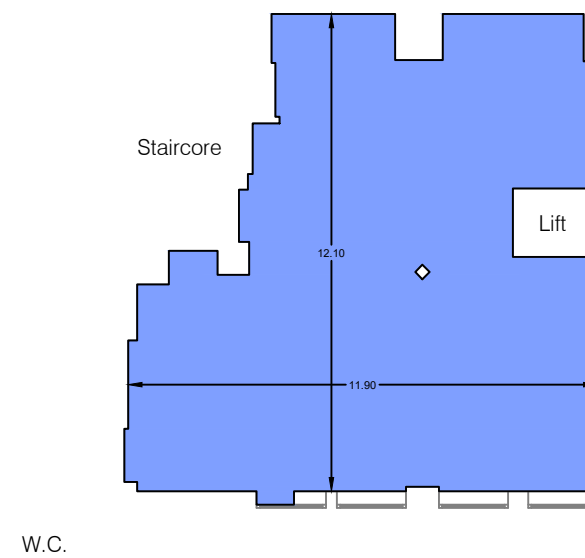
LONDON, N1.

Basement Net Internal Area Plan

	OFFICE	116.9 sq m	1258 sq ft
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TOTAL AREA: 116.9 sq m 1258 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.

Drg No. LF2257-NIA-ER-AB

Issue A

June 2019

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