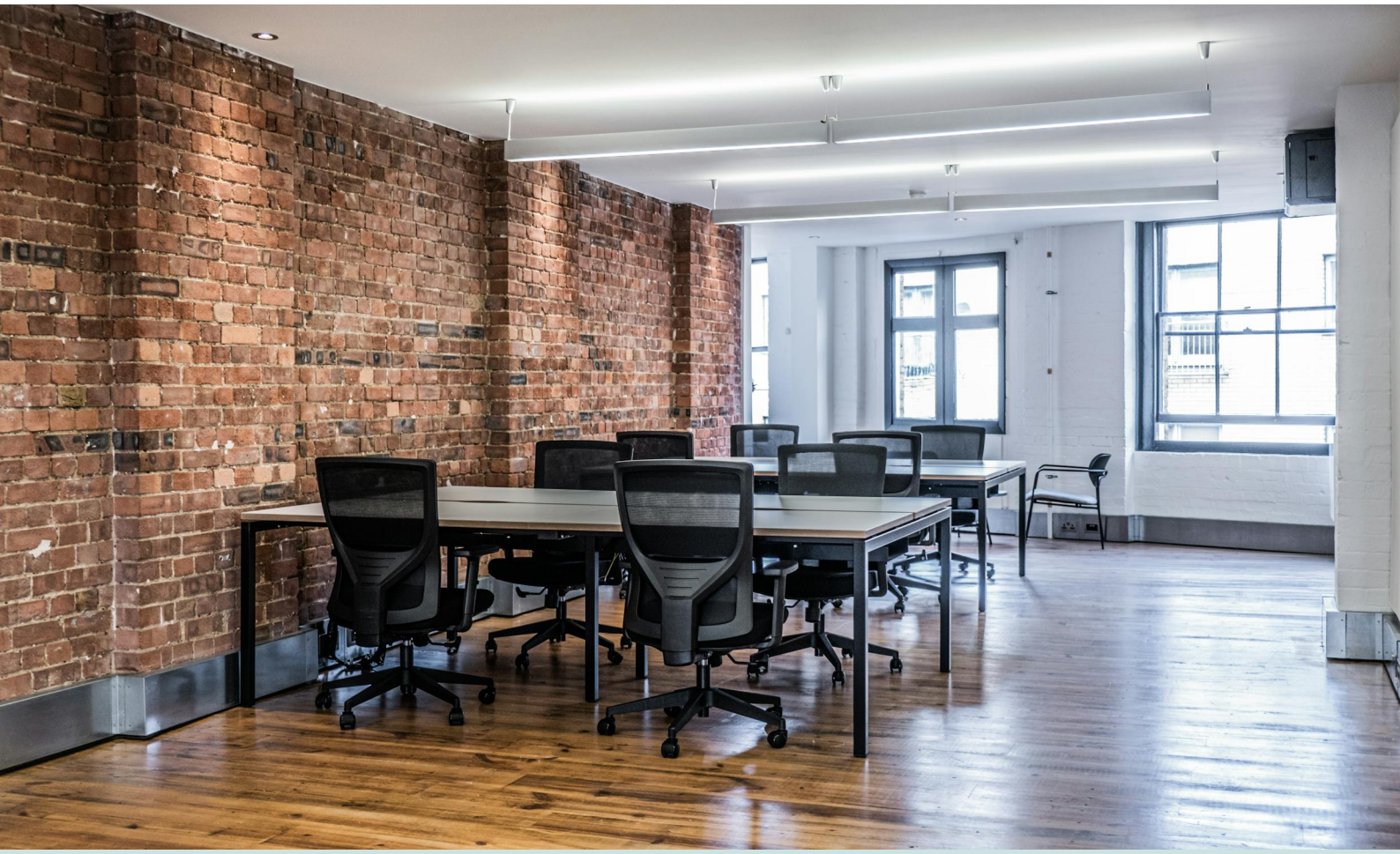
020 7029 3610
inglebytrice.co.uk



20-22 Vestry Street offers a range of fitted and CAT A offices showcasing great natural light and period features

20-22 Vestry Street

N1 7RE

Office

TO LET

1,236 to 4,015 sq ft

(114.83 to 373.01 sq m)

- Former warehouse / Exposed brickwork
- Excellent natural light
- LED strip lighting
- CAT A or fitted spaces
- Tech City: A Vibrant Ecosystem
- Flexible, efficient space
- Comprehensive end of commute facilities

Summary

Available Size	1,236 to 4,015 sq ft
Rent	£32.50 - £39.50 per sq ft pax
Rates Payable	£15.94 per sq ft £15.94 - £16.92 est pa
Service Charge	£5.55 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

Ignite your creativity in the heart of London's latest tech and media district. This ex warehouse office, moments away from Old Street Tube, puts you at the epicenter of innovation, surrounded by start-ups, tech giants, and artistic inspiration.

Location

Vestry Street is a five minute walk from Old Street Station connecting you with the Northern Line & National Rail Services. There are also a multitude of bus and cycle routes.

Accommodation

The accommodation comprises the following NIA(s):

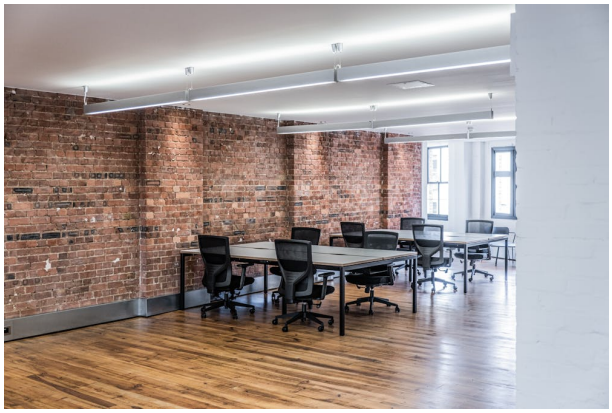
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
3rd	1,361	-	On Application	On Application	-	-	CAT A
2nd	1,328	£39.50	£15.94	£5.55	£6,749.56	£80,994.72	CAT B
1st	1,326	-	£16.88	£5.55	£2,478.52	£29,742.18	CAT A
Ground	1,236	£32.50	£16.92	£5.55	£5,661.91	£67,942.92	CAT A
Total	**5,251**	**£36**	**£16.58**	**£5.55**	**£14,889.99**	**£178,679.82**	

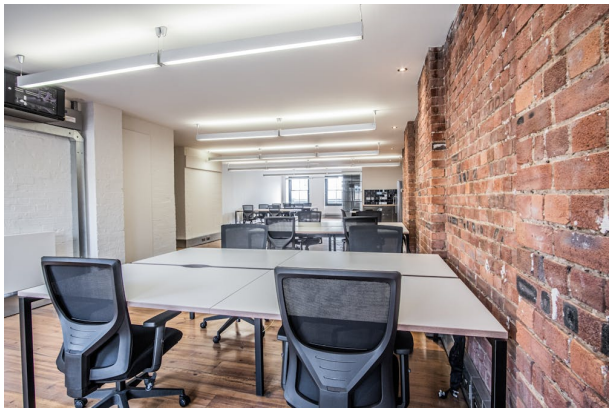
Viewings

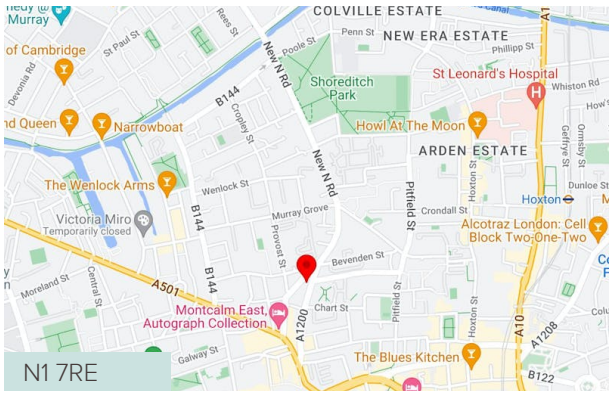
Viewings by prior arrangement, through joint sole agents Ingleby Trice and Ellis Brown.

Terms

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







Viewing / further information

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Subject to Contract. Important notice relating to the Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Generated on 13/02/2026