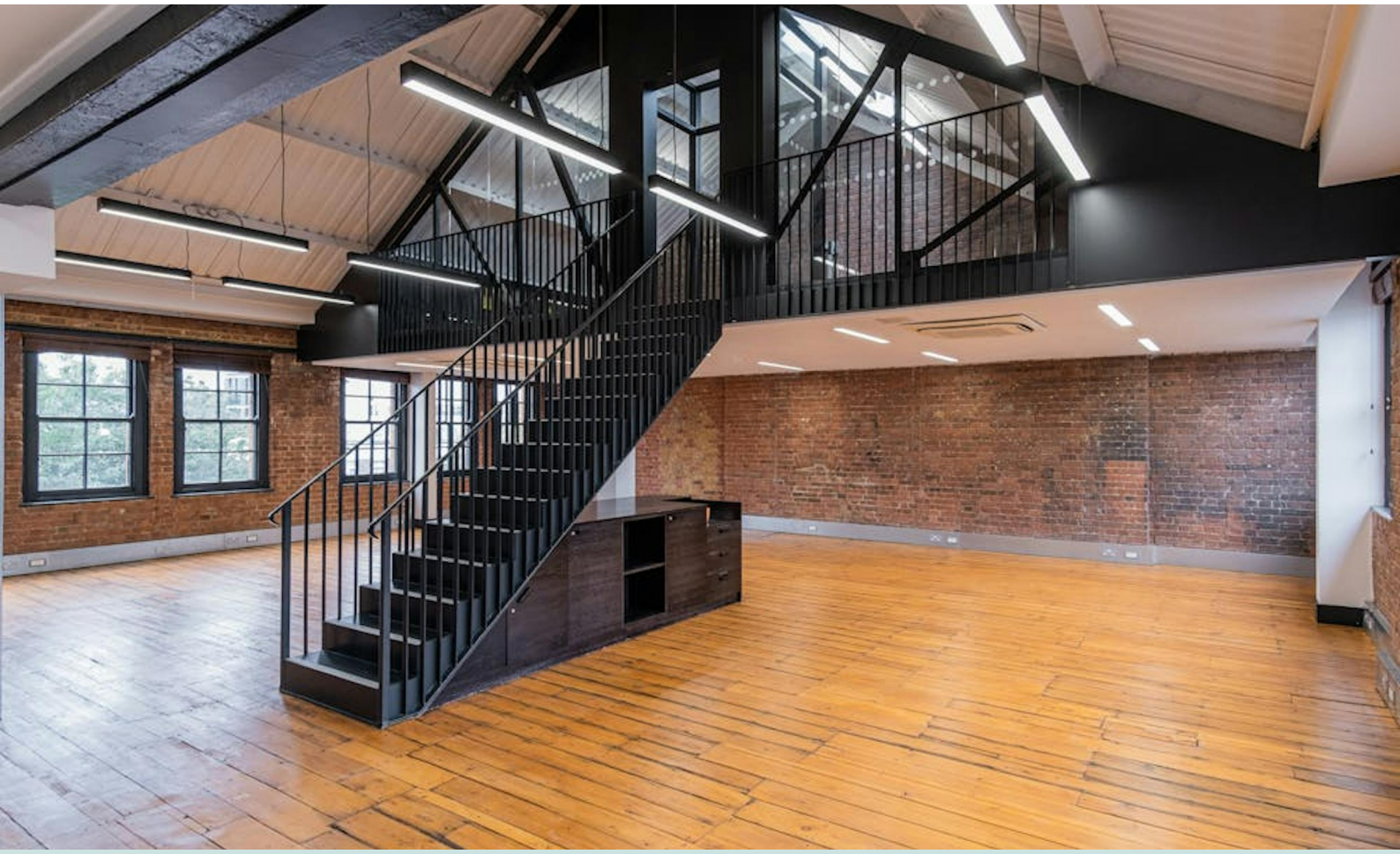
020 7029 3610
inglebytrice.co.uk



Former warehouse building with exposed brickwork and sleek modern features. Available now.

65-69 East Road

N1 6AH

Office

TO LET

1,264 to 3,404 sq ft

(117.43 to 316.24 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	1,264 to 3,404 sq ft
Rent	£37.50 per sq ft pax
Rates Payable	£12.62 per sq ft 12.62 - £18.85 est pa
Service Charge	£5.55 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.

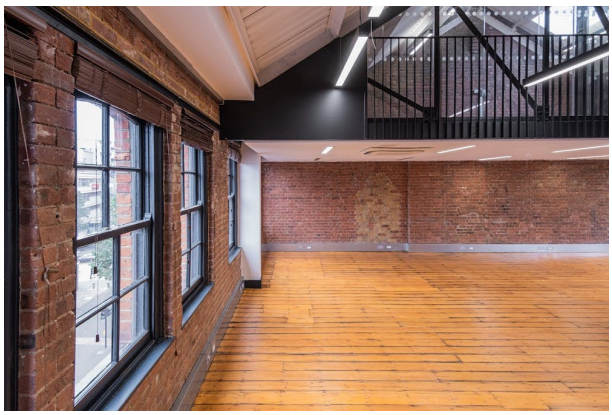
Accommodation

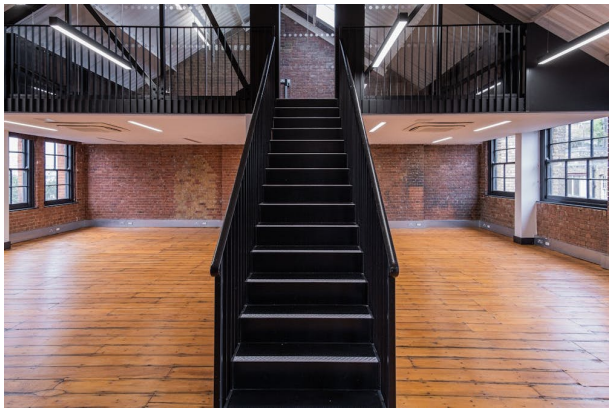
The accommodation comprises the following NIA(s):

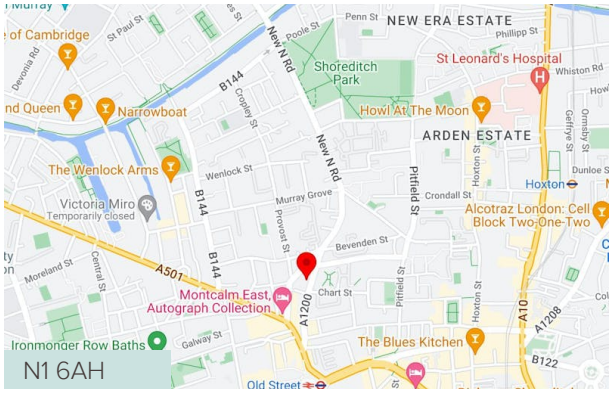
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	1,264	£37.50	£18.85	£5.55	£6,520.13	£78,241.60	Available
Ground - & Lower Ground	2,140	£37.50	£12.62	£5.55	£9,927.82	£119,133.80	Available
Total	**3,404**	**£37.50**	**£15.74**	**£5.55**	**£16,447.95**	**£197,375.40**	

Terms

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







Viewing / further information

Jonty Robinson

02070293616 | 07748654997

j.robinson@inglebytrice.co.uk

Teddy Toalster

07889 848150

t.toalster@inglebytrice.co.uk

Ellis Brown (Joint Agent)

Ingleby Trice

10 Foster Lane, London EC2V 6HR

inglebytrice.co.uk

+44 (0)20 7029 3610

agency@inglebytrice.co.uk

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 18/11/2025

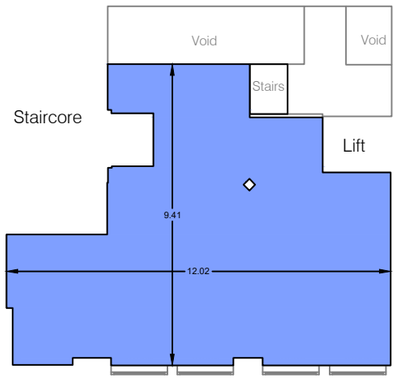
65-69 EAST ROAD
LONDON, N1.

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.

Drg No. **LF2257-NIA-ER-AG**

Issue A June 2019

Scaled for presentation - 1:200 @ A3

Lane & Frankham

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

65-69 EAST ROAD

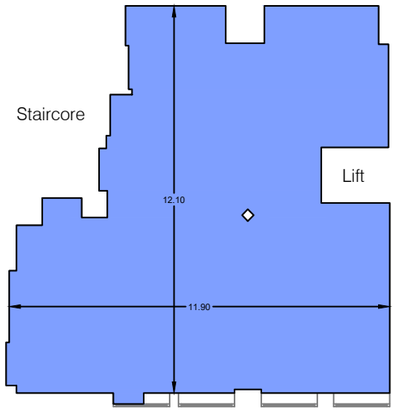
LONDON, N1.

Basement
Net Internal Area Plan

	OFFICE	116.9 sq m	1258 sq ft

TOTAL AREA: **116.9 sq m** **1258 sq ft**

EAST ROAD



W.C.

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

Scaled for presentation - 1:200 @ A3

Lane & Frankham

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