



Old Street, London, EC1V

£5,833 pcm



Full Description

A rare opportunity to occupy approximately **2,000 sq ft of stylish, fully fitted first-floor office accommodation** in the heart of Shoreditch.

The property provides a bright and spacious predominantly **open-plan workspace**, combining a modern industrial-style finish with excellent staff and meeting facilities. Features include exposed ventilation ducting, contemporary suspended lighting, grey tiled flooring, floor-level power/data points, air-conditioning and excellent natural light.

The current layout includes a substantial open-plan office area, **separate meeting/conference room**, informal lounge and breakout areas, communal dining space and a **fitted kitchenette**, creating an attractive ready-to-occupy working environment.

The flexible configuration would be particularly well suited to businesses within the **technology, creative, media, design, digital and professional services sectors**.

Located at **345 Old Street**, the property is positioned in one of Shoreditch's most established commercial locations, surrounded by an excellent selection of cafés, restaurants, bars, shops and businesses, with convenient access to Old Street, Shoreditch and the City of London.

Key Features

- Approx. **2,000 sq ft**
- First-floor office
- **New lease available**
- Quoting rent: **£70,000 per annum**
- Equivalent to approx. **£35 per sq. ft.**
- Service charge: approx. **£8,000 per annum**
- Large open-plan workspace
- Separate meeting/conference room
- Staff breakout and lounge areas
- Fitted kitchenette
- Air conditioning
- Exposed industrial-style ducting
- Contemporary lighting
- Floor power/data points
- Excellent natural light
- Prime Shoreditch / Old Street location
- Available to a wide range of office occupiers

Rent: £70,000 per annum exclusive

Service Charge: Approximately £8,000 per annum

Lease: New lease available, terms by negotiation

Business Rates: To be confirmed

VAT: To be confirmed

Availability: By arrangement

Features

- Prime Shoreditch / Old Street location
- Excellent natural light
- Air conditioning
- Separate meeting/conference room

Contact Us

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