



STUNNING WAREHOUSE OFFICES

3 Haberdasher Street

N1 6BL

**Bright studio style
warehouse office in
newly refurbished
building close to Old
Street station**

**1,768 sq ft
(164.25 sq m)**

- timber flooring
- air con
- dda compliant building
- lift
- showers and bike storage

3 Haberdasher Street, London, N1 6BL

Description

Comprising a self contained office, just under 1800 sq ft of mainly open plan studio space with high ceilings, large windows throughout. The space has been stylishly fitted with meeting rooms and a separate kitchen/break out room.

The building has just completed a full refurbishment of the common areas to include new landscaped courtyard entrance, new reception area with attractive waiting area, ample showers, changing areas and bike storage.

The adjoining office of 5551 sq ft is also available which can be knocked through to provide an entire floor of 7319 sq ft – further details on request

Location

Located a short walk from Old Street roundabout, the local area is a destination for food lovers with a vast array of established and new eateries and bars within east walking distance including Shoreditch Gring, Ceviche, Bone Daddies and Blacklock to name a few.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	1,768	164.25	Available
Total	1,768	164.25	

Specification

- Air conditioning
- Timber flooring
- Meeting rooms
- Private landscaped ground floor terrace
- 2 x passenger lifts
- Male and female WCs
- Showers
- Bike Store

Viewings

Strictly by appointment with sole agents

Terms

A new lease



Summary

Available Size	1,768 sq ft
Rent	£47.50 per sq ft
Rates Payable	£12 per sq ft
Rateable Value	£13
Service Charge	£13 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



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