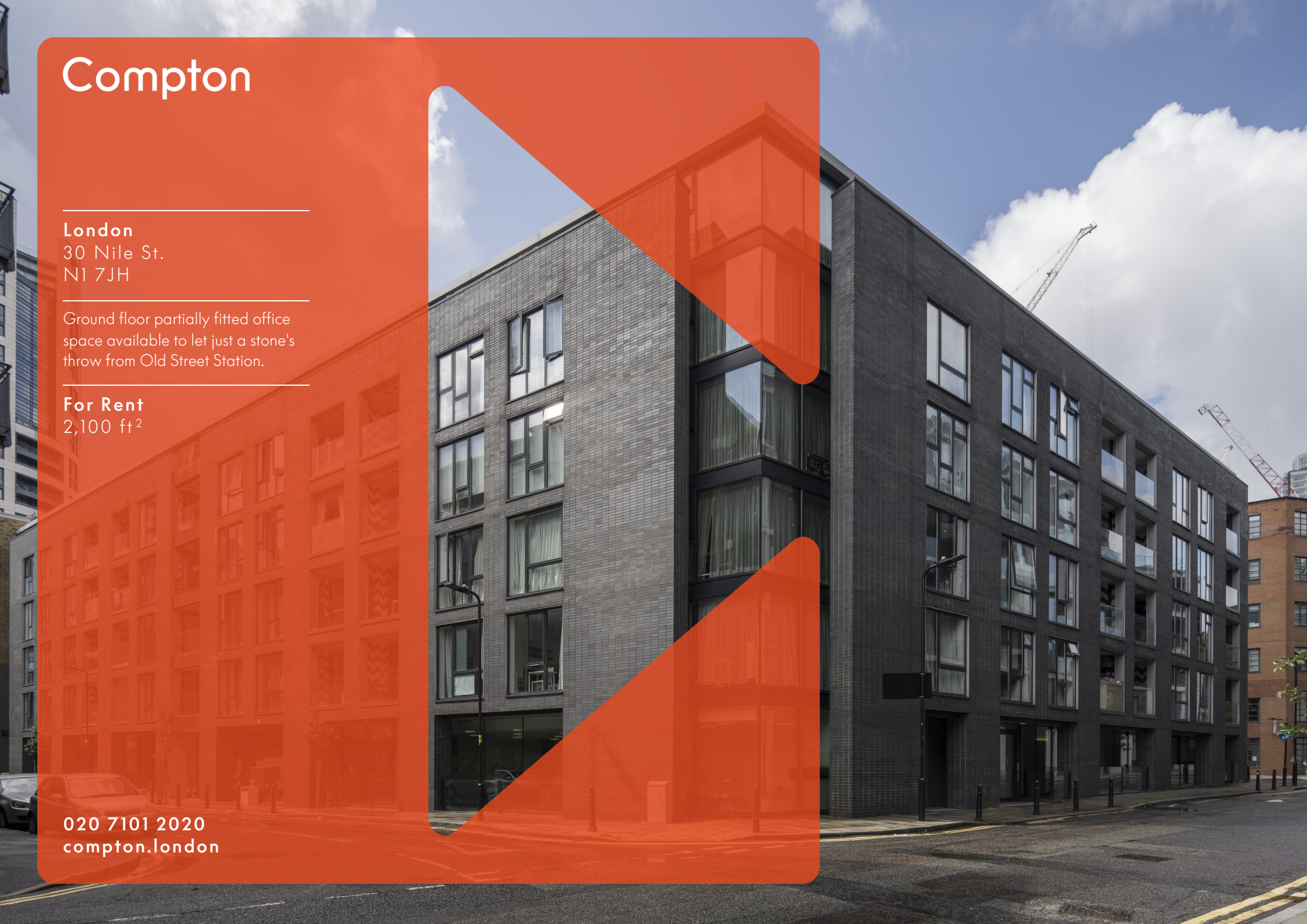
Compton

London
30 Nile St.
N1 7JH

Ground floor partially fitted office space available to let just a stone's throw from Old Street Station.

For Rent
2,100 ft^2



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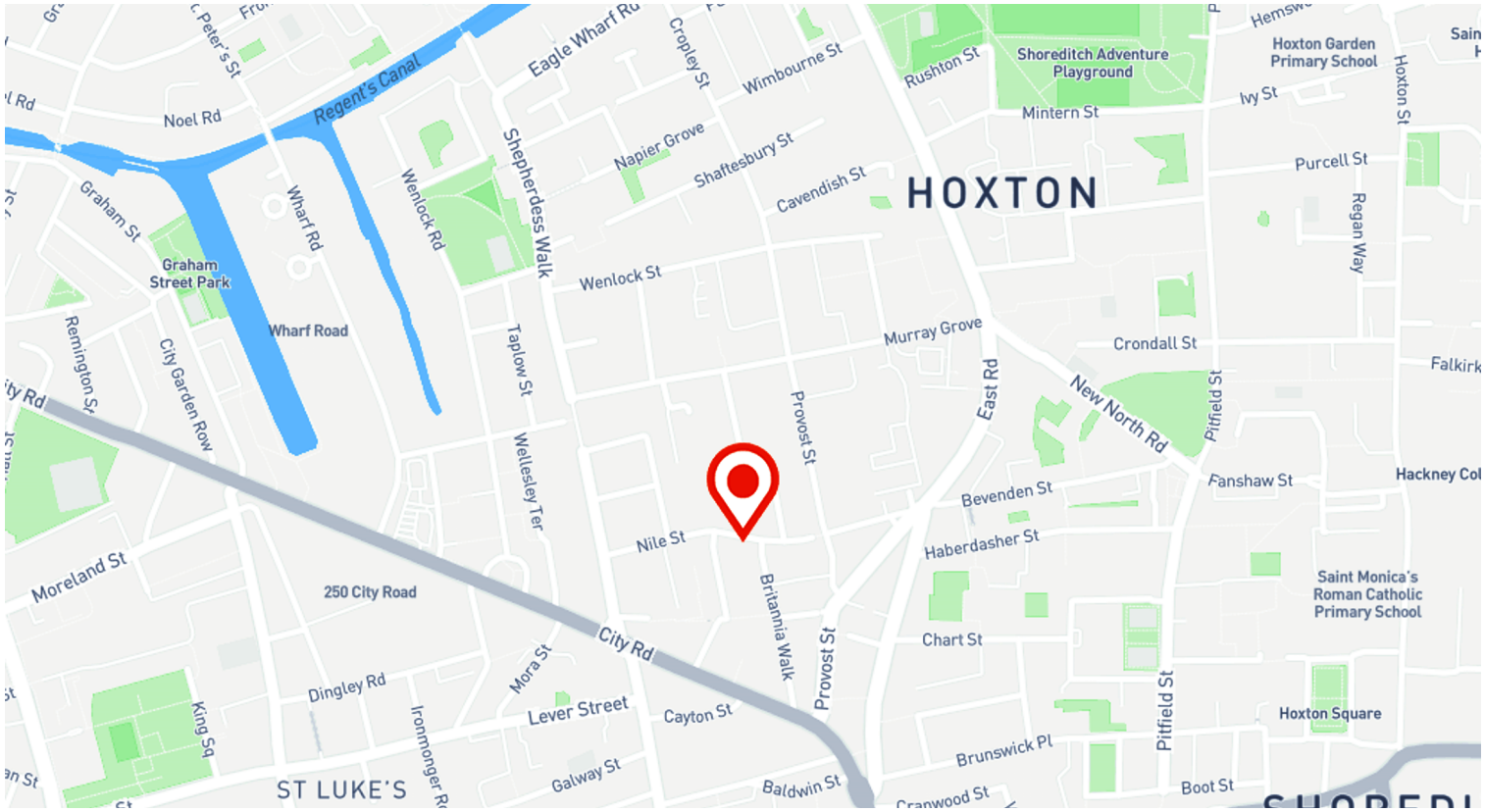

Location

A 5 minute walk to Old Street underground station, this office is ideally placed to benefit from the best amenities Shoredirch has to offer, including a wide range of cafes, bars and restaurants such as, Coffee Junction, Atis Old Street, The Alchemist and many more!

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Amenities

- Flexible terms available
- Self-contained office space
- Kitchenette
- WC & Shower
- Meeting room
- Air Conditioning
- Excellent floor to ceiling height
- Raised access floor
- Glazed façade
- Leased line internet included up to 100MB (Additional bandwidth available at a cost)
- Ample storage

Description

An excellent opportunity to acquire economical ground floor office space on flexible lease terms.

Being self-contained the office benefits from its own street entrance, plus a meeting room, kitchenette, three WCs and shower facilities.

This well lit space further benefits from a glazed façade, facing onto both Nile Street and Westland Place, with potential to provide excellent street presence.

Available on the following rental basis:

Unfurnished - Rent £42,000 per annum exclusive

Furnished - Rent £50,000 per annum exclusive

Fully managed (unfurnished) - Rent £4,750 per month (inclusive of service charge & utilities)

Fully managed (furnished) - Rent £5,415 per month (inclusive of service charge & utilities)

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Content

View on Website

Viewings

Strictly by appointment.

Terms

Flexible terms available by way of sublease.

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction.

Business Rates

Interested parties are advised to seek confirmation from the London Borough of Hackney.

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Floor Areas & Outgoings

The accommodation comprises of the following

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total /month	Total /year	Availability
Ground	2,100	£20	£17.19	£1.90	£39.09	£6,840.75	£82,089	Under offer
Total	2,100	£20	£17.19	£1.90	£39.09	£6,840.75	£82,089	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Samantha-Jo Roberts
sr@compton.london
07704343032

Emma Higgins
eh@compton.london
07769 605 295

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