



GL Hearn
Part of Capita plc

18-21 Corsham Street

London, N1 6DR

- Fully Fitted Office to Let
- 2nd & Mezzanine Floor
- 2,753 sq ft / 255.76 sq m

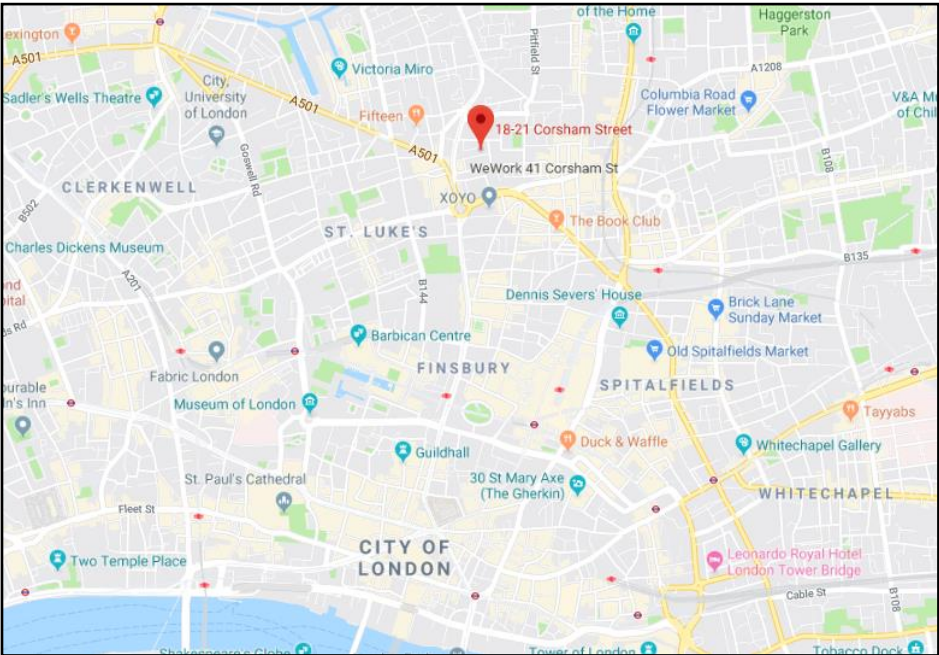
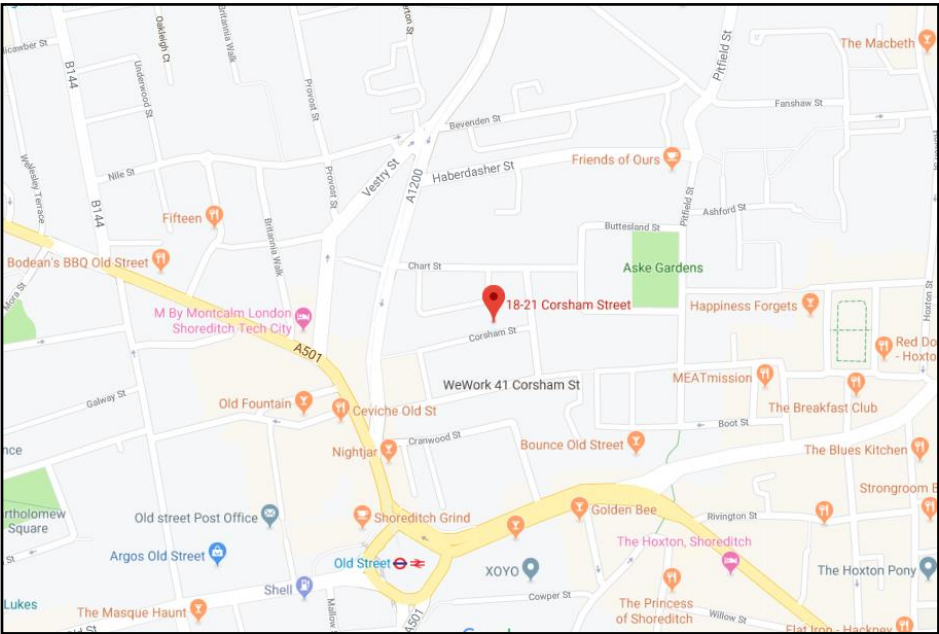


LOCATION

18-21 Corsham Street is located just to the north of Old Street roundabout, in the area more commonly known as Tech City.

Old Street station is within minutes walk, providing access to the Northern line as well as mainline routes north to Hertfordshire. Hoxton and Moorgate stations are also less than ¼ mile away providing access to the Overground network, and Circle, Metropolitan and Hammersmith & City lines.

On the doorstep are an abundant number of restaurants, bars, hotels and coffee shops in one of the most vibrant areas of London.



DESCRIPTION

18-21 Corsham Street is a former warehouse building converted to office use. The floors have been refurbished to provide modern accommodation while retaining its industrial character.

The 2nd and mezzanine floors have been fully fitted to provide an open plan area as well as two meeting rooms, a large break out space and other flexible working spaces.

The demise benefits from its own shower and WCs, as well as wooden flooring and great natural light.

AMENITIES

- Fully fitted
- Mix of open plan and meeting spaces
- Large kitchen
- Demised shower and WCs
- Lift
- Air conditioning
- Raised floor

ACCOMODATION

Floor	sq ft	sq m
2 nd & Mezz	2,753	255.76

LEASE TERMS

An assignment until 30th September 2025 (tenant only break in September 2020) or sub-lease until 30th September 2020.

Alternatively a new lease by arrangement is available directly from the landlord.



RENT

£48.31 per sq ft passing

BUSINESS RATES

Circa £17.07 per sq ft

SERVICE CHARGE

£2.40 per sq ft

EPC

TBC



VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn

Sam Rogers

T +44 (0)7808 012727

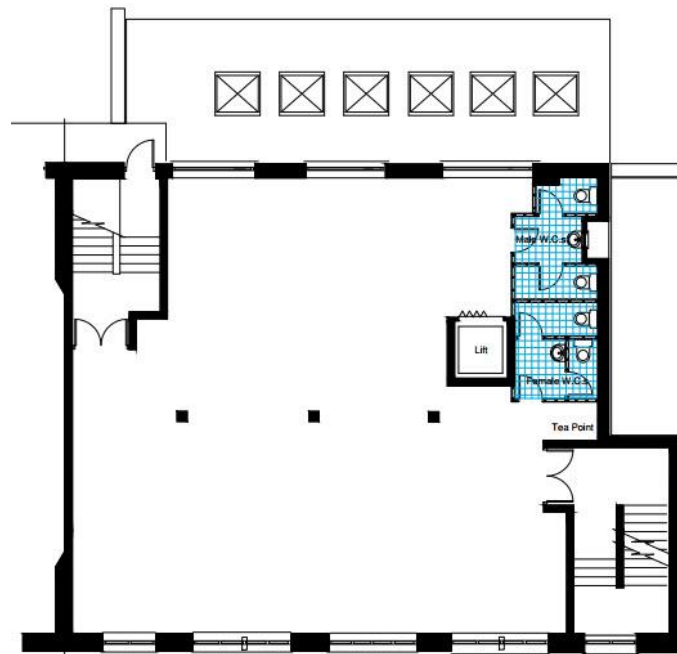
E Sam.Rogers@glhearn.com

Ollie Lane

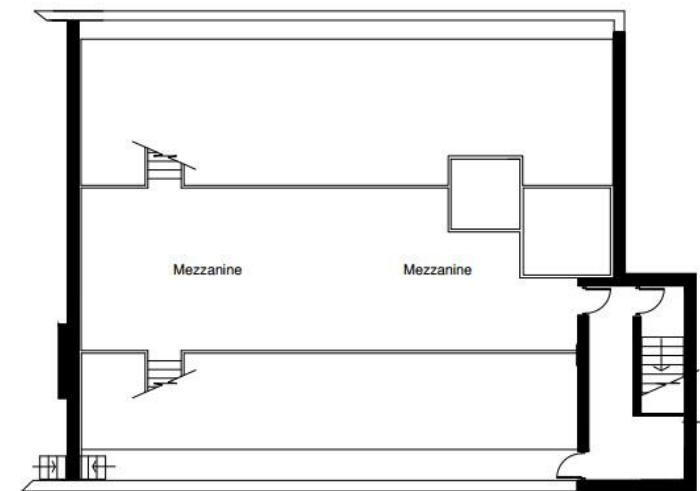
T +44 (0)7753 221970

E Ollie.Lane@glhearn.com

FLOOR PLAN (not to scale)



2nd Floor



2nd Floor mezzanine

Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.