



**20-22 Vestry Street offers a range of fitted and CAT A offices showcasing great natural light and period features**

## **20-22 Vestry Street**

N1 7RE

Office

# **TO LET**

**1,236 to 4,015 sq ft**

(114.83 to 373.01 sq m)

- Former warehouse / Exposed brickwork
- Excellent natural light
- LED strip lighting
- CAT A or fitted spaces
- Tech City: A Vibrant Ecosystem
- Flexible, efficient space
- Comprehensive end of commute facilities

## Summary

<b>Available Size</b>	1,236 to 4,015 sq ft
<b>Rent</b>	£32.50 per sq ft pax
<b>Rates Payable</b>	£15.94 per sq ft £15.94 - £16.92 est pa
<b>Service Charge</b>	£6.73 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (107)

## Description

Ignite your creativity in the heart of London's latest tech and media district. This ex warehouse office, moments away from Old Street Tube, puts you at the epicenter of innovation, surrounded by start-ups, tech giants, and artistic inspiration.

## Location

Vestry Street is a five minute walk from Old Street Station connecting you with the Northern Line & National Rail Services. There are also a multitude of bus and cycle routes.

## Accommodation

The accommodation comprises the following NIA(s):

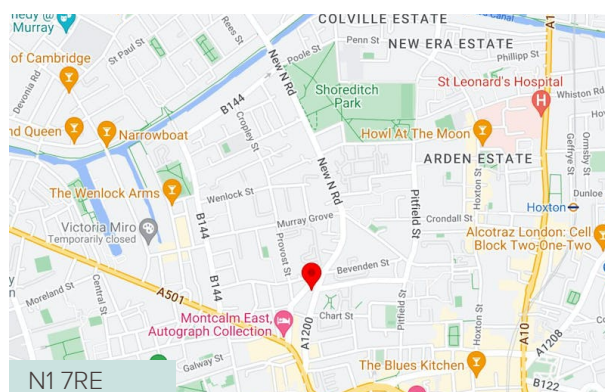
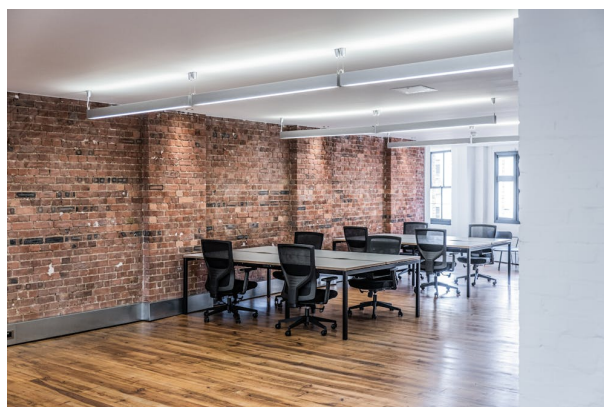
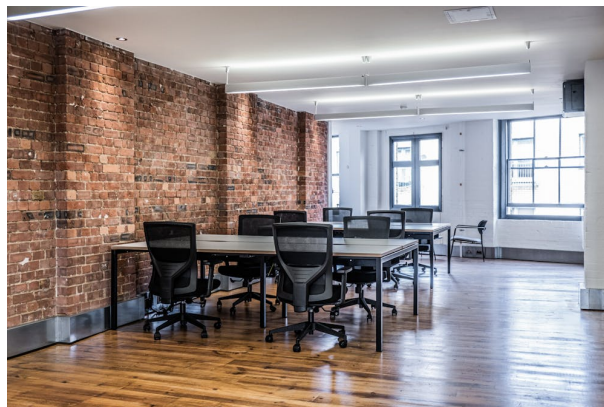
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
3rd	1,361	£32.50	On Application	£6.73	£4,449.34	£53,392.03	CAT A
2nd	1,328	£32.50	£15.94	£6.73	£6,105.48	£73,265.76	CAT B
1st	1,326	£32.50	£16.88	£6.73	£6,200.16	£74,401.86	CAT A

## Viewings

Viewings by prior arrangement, through joint sole agents Ingleby Trice and Ellis Brown.

## Terms

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



## Viewing / further information

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