

Compton

*For Rent*  
21 Downham Road  
London N1



Creative Self Contained Unit  
Available Now for Rent with  
Branding Opportunity in prime  
Hackney location

**For Rent**

21 Downham Road  
London N1

**Size**

2,659 Ft<sup>2</sup>

**Rent**

£37.50 per sq ft

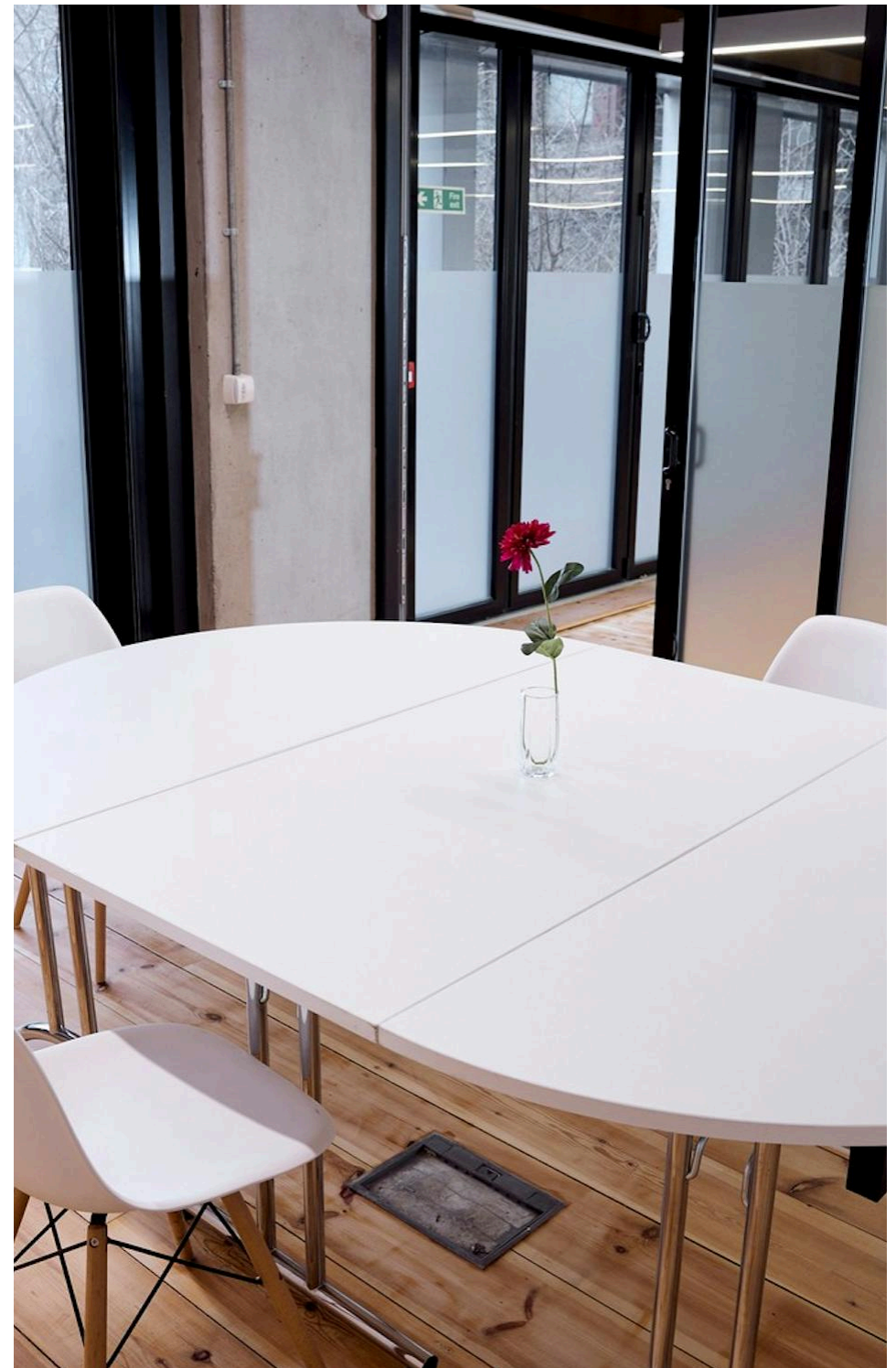
**Fitout**

Fitted

### **Description**

This exceptional self-contained unit on Downham Road offers a fully fitted space with impressive character and excellent natural light on both elevations. The space features wood flooring and a thoughtfully designed partial fit-out including 10 desks, 3 meeting rooms and a generous breakout area.

Practical amenities include on-site bike storage and showers, while a prominent branding opportunity on the frontage provides strong visibility. An ideal plug-and-play workspace for an occupier seeking a distinctive and efficient office environment.



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*Boardroom*

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**Rent**

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For Rent

21 Downham Road  
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Main Working Area



*For Rent*

21 Downham Road  
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*Breakout/Kitchenette*



*Small Meeting Room*



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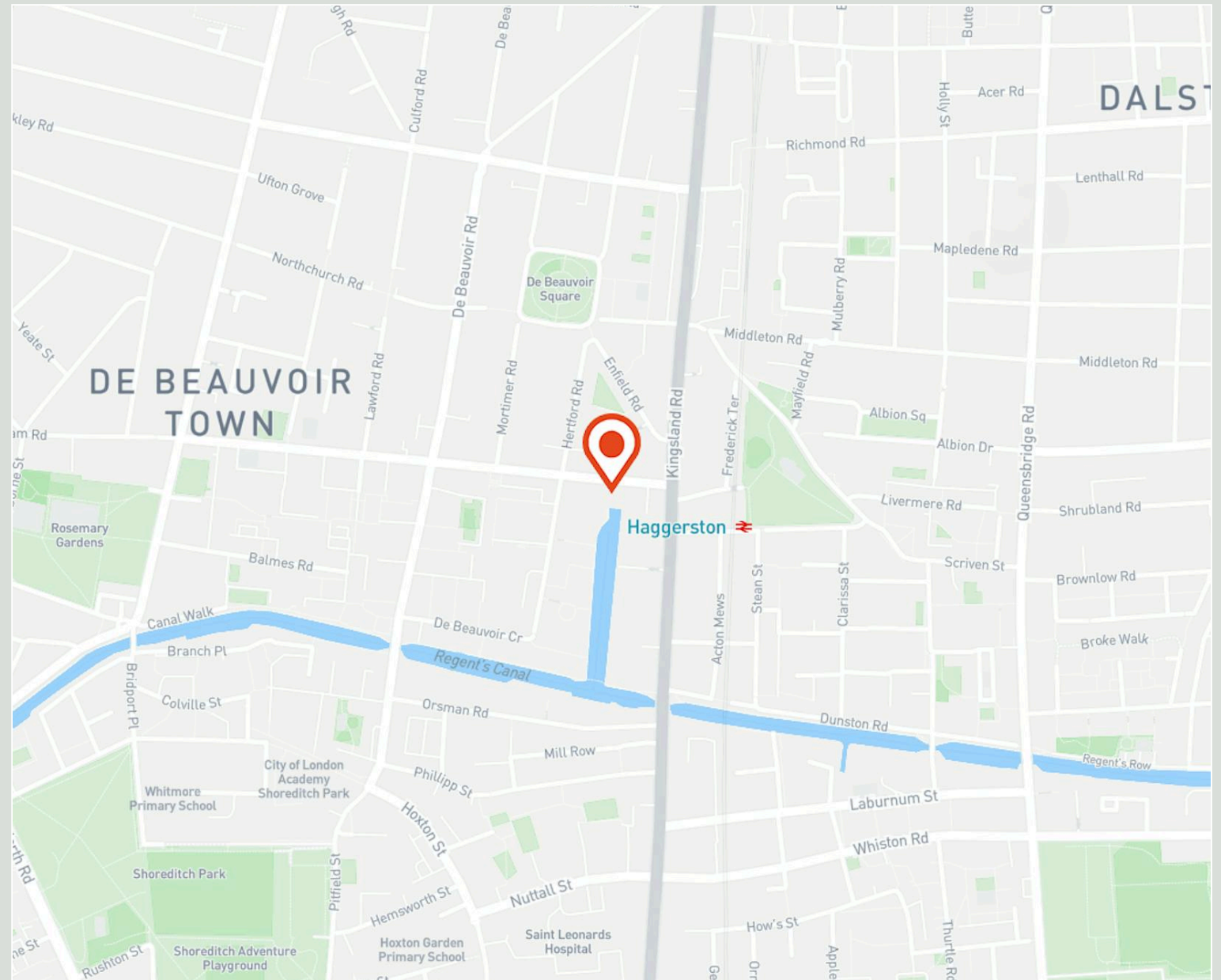
*Location*

21 Downham Road is conveniently located just a two minute walk from Haggerston Overground Station. This prime location offers easy access to both Old Street and Liverpool Street station.

Hoxton has rapidly evolved into one of London's most dynamic and fashionable commercial districts. The area offers an eclectic mix of culture, creativity, and commerce, making it a sought-after destination for corporates and start up businesses.

A thriving cafe scene includes independent favourites such as Gram'n Degrees and The Grocery, while acclaimed dining venues like the Michelin-starred The Clove Club and local gem Sons Rue Cafe further enhance the neighbourhood's vibrant appeal.

**Compton**



For Rent

21 Downham Road  
London N1

Main Working Area

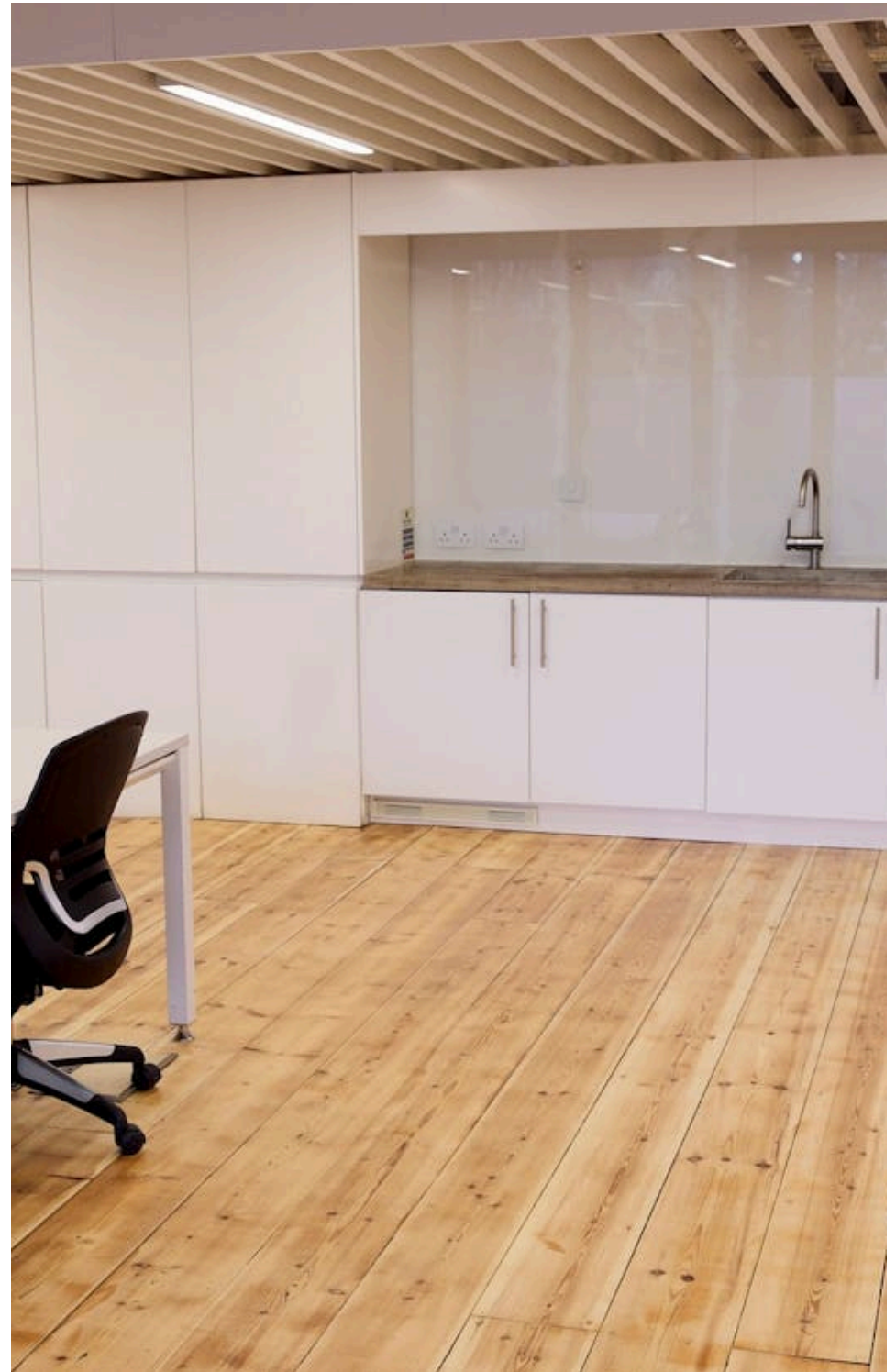


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**Amenities**

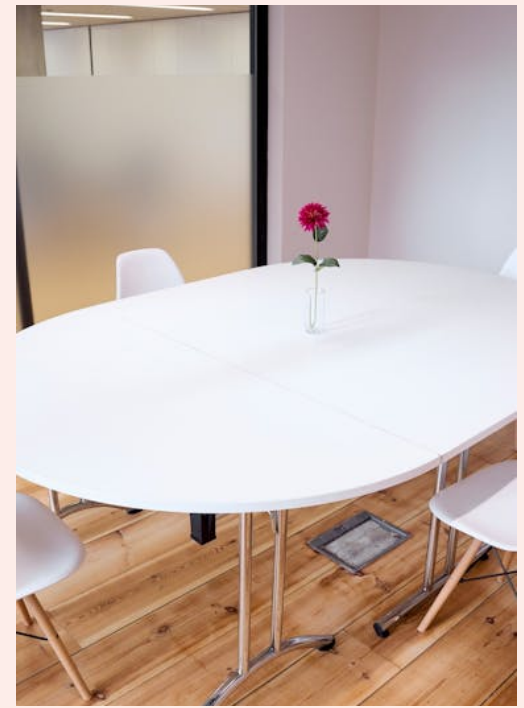
- Self-Contained unit with great Frontage
- Partially fitted to include approx. 10 Desks, 3 Meeting Rooms, Two Kitchens and a large Breakout Space
- Demised Outdoor Area at the rear of the Unit overlooking the Kingsland Basin
- Vibrant and Creative Area
- 2 min walk from Haggerston Overground
- Shower and WC's in situ



*For Rent*

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*Meeting Room*



*Breakout*

For Rent

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Availability

| Name          | Sq Ft        | Rent (Sq Ft)  | Rates Payable (Sq Ft) | Service Charge (Sq Ft) | Total /Sq Ft  | Total Month       | Total Year         | Availability |
|---------------|--------------|---------------|-----------------------|------------------------|---------------|-------------------|--------------------|--------------|
| Unit - Ground | 2,659        | £37.50        | £18.77                | £0.70                  | £56.97        | £12,623.60        | £151,483.23        | Available    |
| <b>Total</b>  | <b>2,659</b> | <b>£37.50</b> | <b>£18.77</b>         | <b>£0.70</b>           | <b>£56.97</b> | <b>£12,623.60</b> | <b>£151,483.23</b> |              |

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**Tenure**

New Lease

**Availability**

Available Immediately

**Legal Costs**

Each party to bear their own costs

**VAT**

Applicable

**Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)

Compton



Contact Us

[compton.london](https://compton.london)

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



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