



ASKING PRICE

£750,000

Old Street

London, EC1V 9BS

Featuring a shop front leading into the ground floor which features a front seating area, glass mezzanine divide which looks into the basement, rear work space with kitchenette and W/C to the rear.

The basement is currently partitioned into 3 rooms which has options to be opened up to create a larger work space.

The property is fitted with air conditioning and has electric heating.

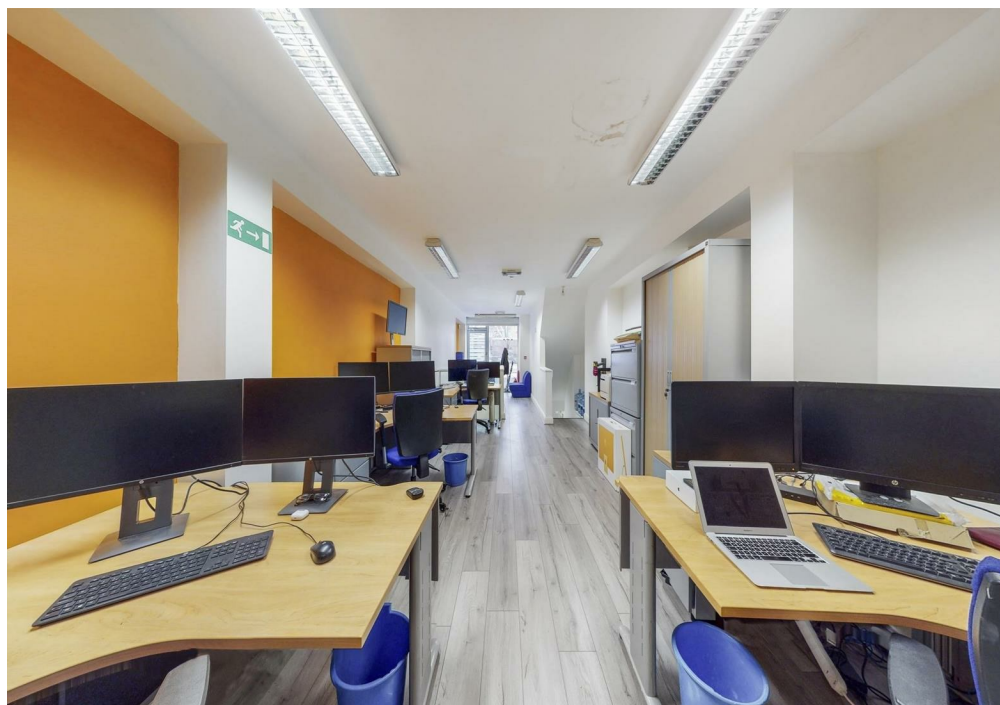
Featuring plenty of foot traffic and drive by presents along the busy stretch of Old Street among an array of shops, restaurants and bars. Some of the most exciting tech businesses have set up their HQs around what is now known as 'East London Tech City' and brought the spotlight with them. The Shoreditch neighbourhood has enough history to ensure a rich cultural heritage, but it's also benefitted from a surge in popularity and regeneration, bringing a modern edge to the area.

Old Street has great transport links and connections with its own train station and neighbouring Liverpool Street station. Old Street Underground station is placed at the intersection of Old Street and City Road providing the Northern line and the soon-to-be available National Rail line. The Northern line connects Old Street to the West End, the City and beyond.

The sale price is not subject to VAT.

Each party to cover their own legal costs

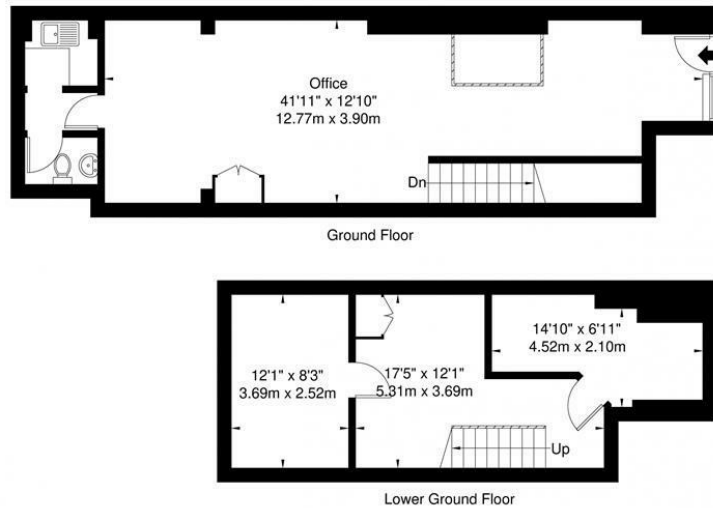
Parking not included.





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Approx. Gross Internal Area = 87.8 sq m / 945 sq ft



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	88	88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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