

**147 WHITECROSS  
STREET, ECI**

13,076 SQ. FT  
UNIQUE SELF-CONTAINED COMMERCIAL SPACE  
OLD STREET, ECI





## DESCRIPTION

The self-contained premises provides 13,076 sq ft over ground and two lower floors and offers the opportunity for a company to take the premises as an HQ.

The premises would be ideally suited to a number of different uses, from education to office/showroom and retail and leisure.

The building has been fully refurbished and has an impressive frontage with a number of different entrances.

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



NEWLY  
REFURBISHED



LIFT



E CLASS USE



DDA  
COMPLIANT



EXCELLENT  
NATURAL LIGHT



SHOWERS



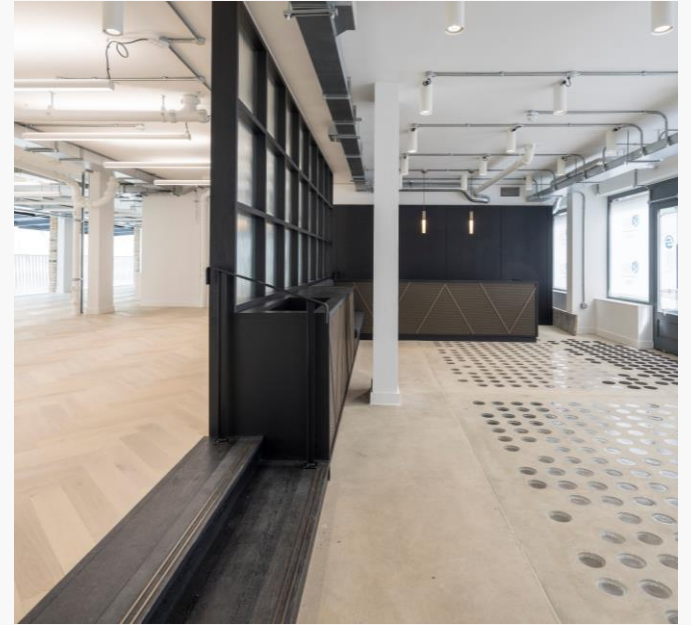
AIR  
CONDITIONING



SELF-CONTAINED

## NEWLY REFURBISHED SELF-CONTAINED HQ PREMISES





## TRANSPORT

Old Street – 5 Mins Walk



Barbican – 7 Mins Walk



Liverpool Street – 15 Mins Walk

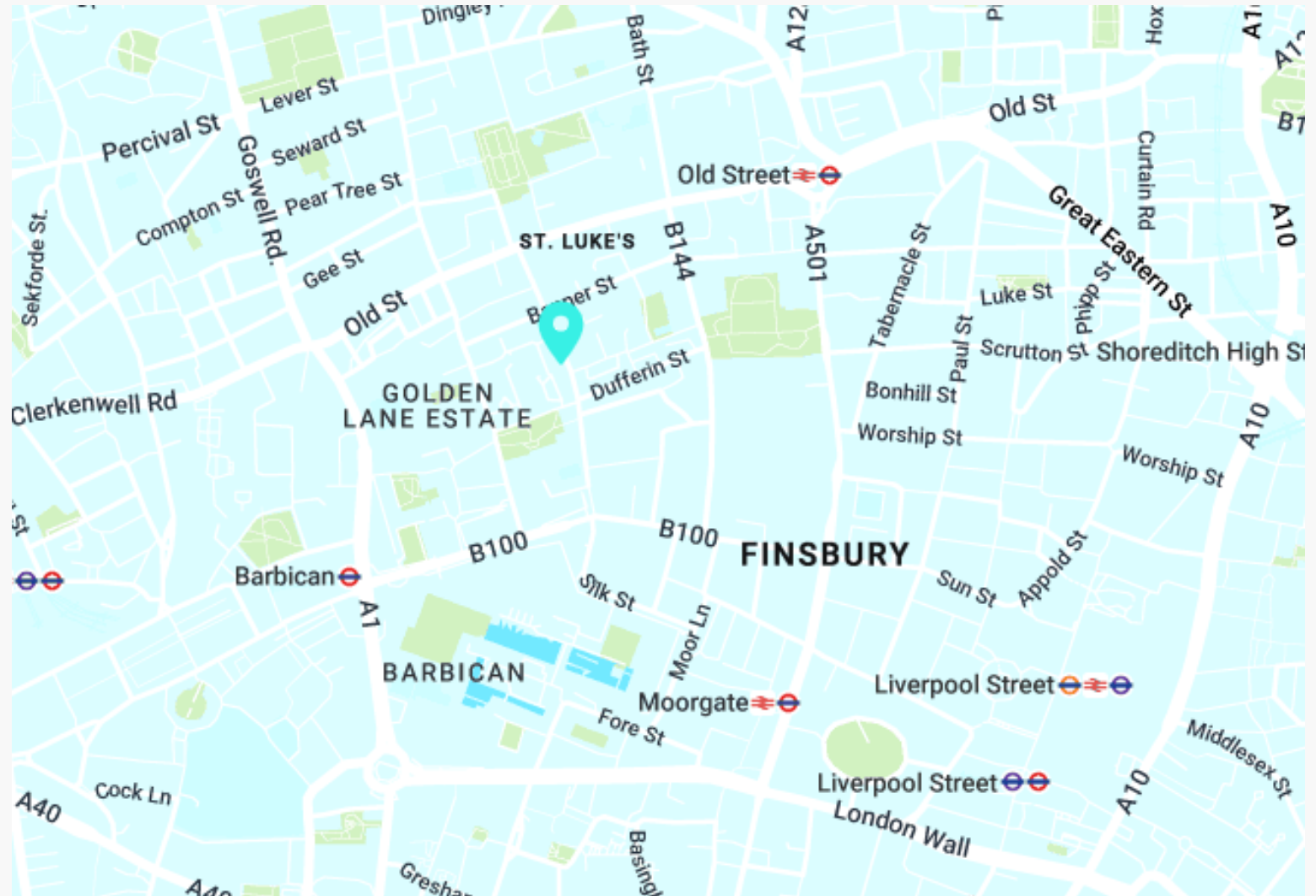


## AREA

The building is situated on the doorstep of the vibrant amenities of Whitecross Street – with Old Street and Shoreditch a short walk away.

For those after a cultural fix the Barbican offers the City's best mix of art, film and theatre events along with outdoor public spaces and a variety of bars and restaurants

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
G, LG & Basement	13,076	Available	£47.50	£15	n/a	£68,104

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately

### CONTENT

View on our website



### LEGAL COSTS

Each party to bear their own costs.

### VAT

VAT is applicable.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA JOINT SOLE AGENTS

## **BELCOR**

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