



326-328 Old Street

Shoreditch, London, EC1V 9DR

Well located self-contained office building

3,027 sq ft
(281.22 sq m)

- Stunning roof terrace
- Attractive entrance and reception
- Comfort cooling and heating
- Conference and meeting rooms
- Available fitted

326-328 Old Street, Shoreditch, London, EC1V 9DR

Summary

Available Size	3,027 sq ft
Rent	£95,000 per annum
Rates Payable	£39,171.50 per annum
Rateable Value	£78,500
Service Charge	N/A
EPC Rating	C (58)

Description

The self contained building offers a small head quarters arrangement for a company. The ground floor offers an attractive reception and meeting room with break out and shower facilities. The upper parts provide a mixture of conference and meeting rooms and open plan areas. The space is comfort cooled and heated and can be provided furnished. The 2nd floor also boasts an attractive roof terrace with views south towards the City.

Location

326-328 Old Street is located on Old Street near the junction with Charlotte Road within the vibrant 'Shoreditch Triangle'. The immediate busy mixed-use area is occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Old Street Station is within 5 minutes walk with Liverpool Street and Shoreditch High Street Stations also within easy walking distance.

Accommodation

Name	sq ft	sq m	Availability
Basement	786	73.02	Available
Ground	300	27.87	Available
1st	828	76.92	Available
2nd	523	48.59	Available
3rd	590	54.81	Available
Total	3,027	281.21	

Terms

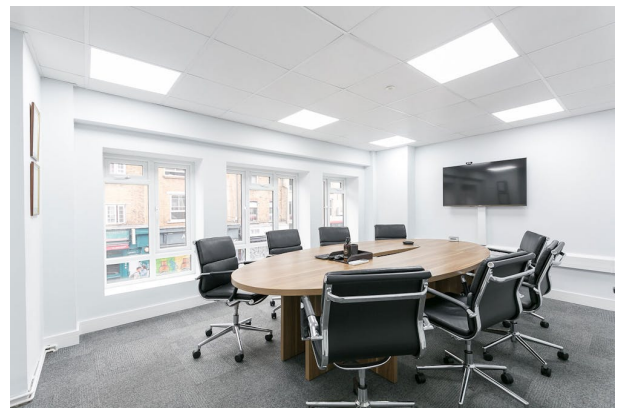
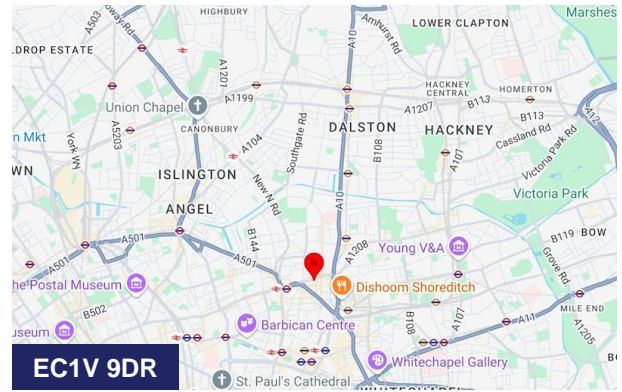
A sub-let for a period to September 2028.
Alternatively a longer lease maybe available direct from the Freeholder.

Headline Rent

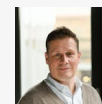
£95,000 per annum exclusive.

Business Rates

The property is split into a number of assessments with the Valuation Office Agency. The combined Rateable Value is £78,500. Interested parties should make their own enquiries to the London Borough of Hackney.

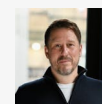


Viewing & Further Information



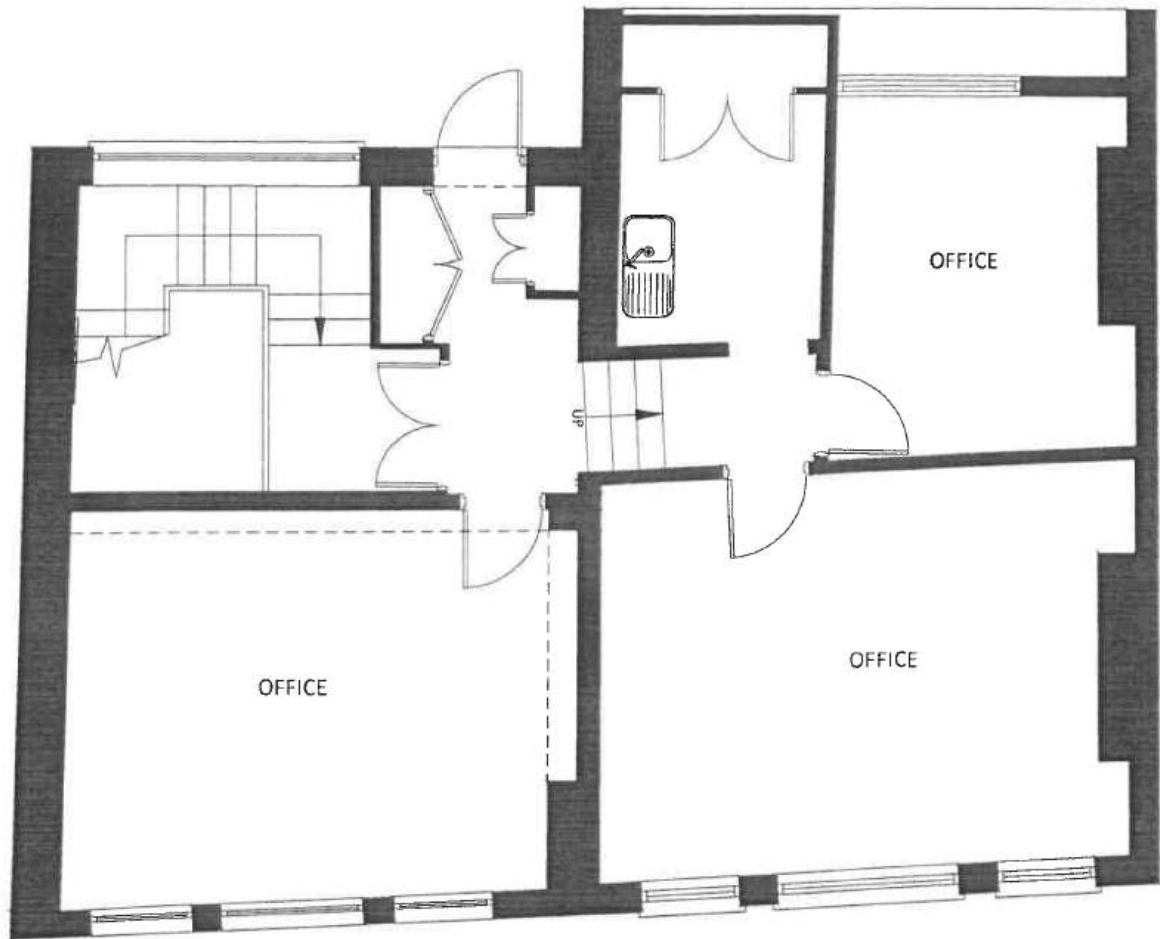
Michael Newell

02077499476 | 07798764076
michael@dominion.london



Sandy Newell

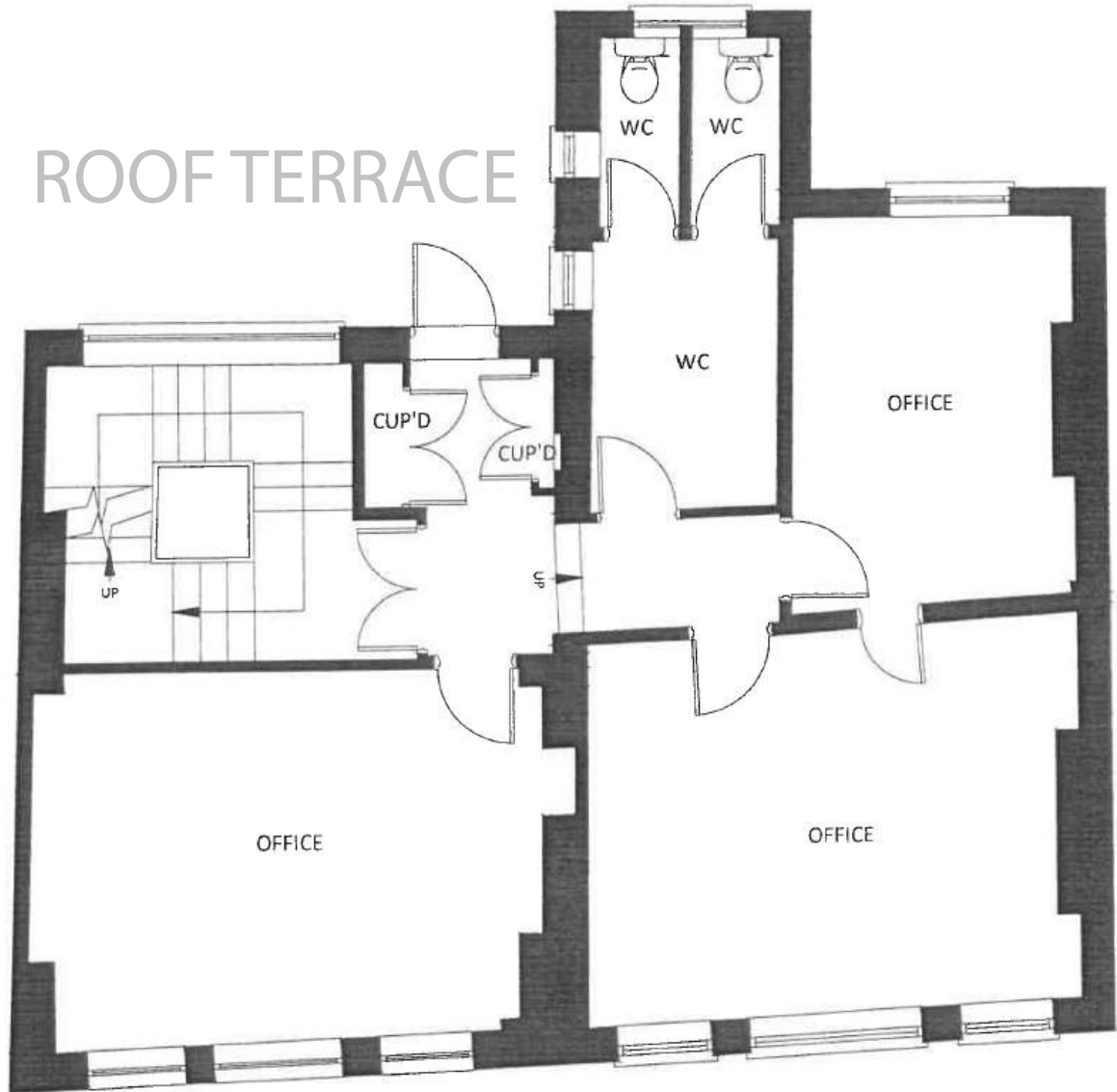
02077499472 | 07966455636
sandy@dominion.london



THIRD
FLOOR

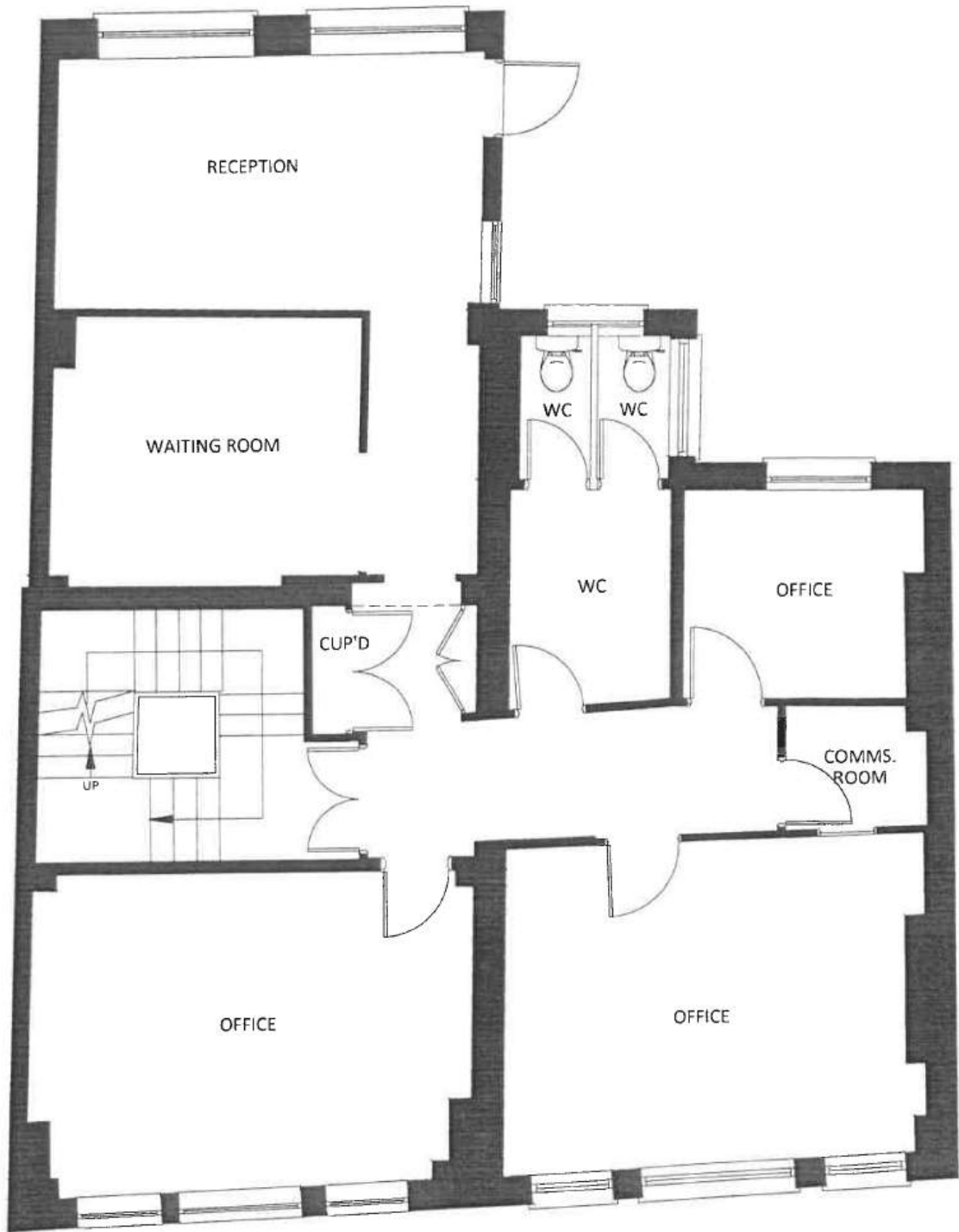
OLD STREET

ROOF TERRACE



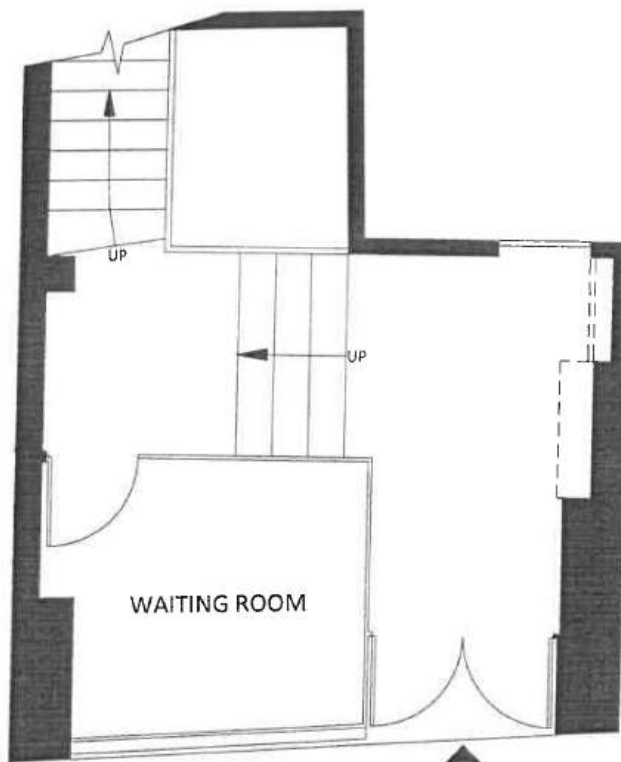
SECOND
FLOOR

OLD STREET



FIRST
FLOOR

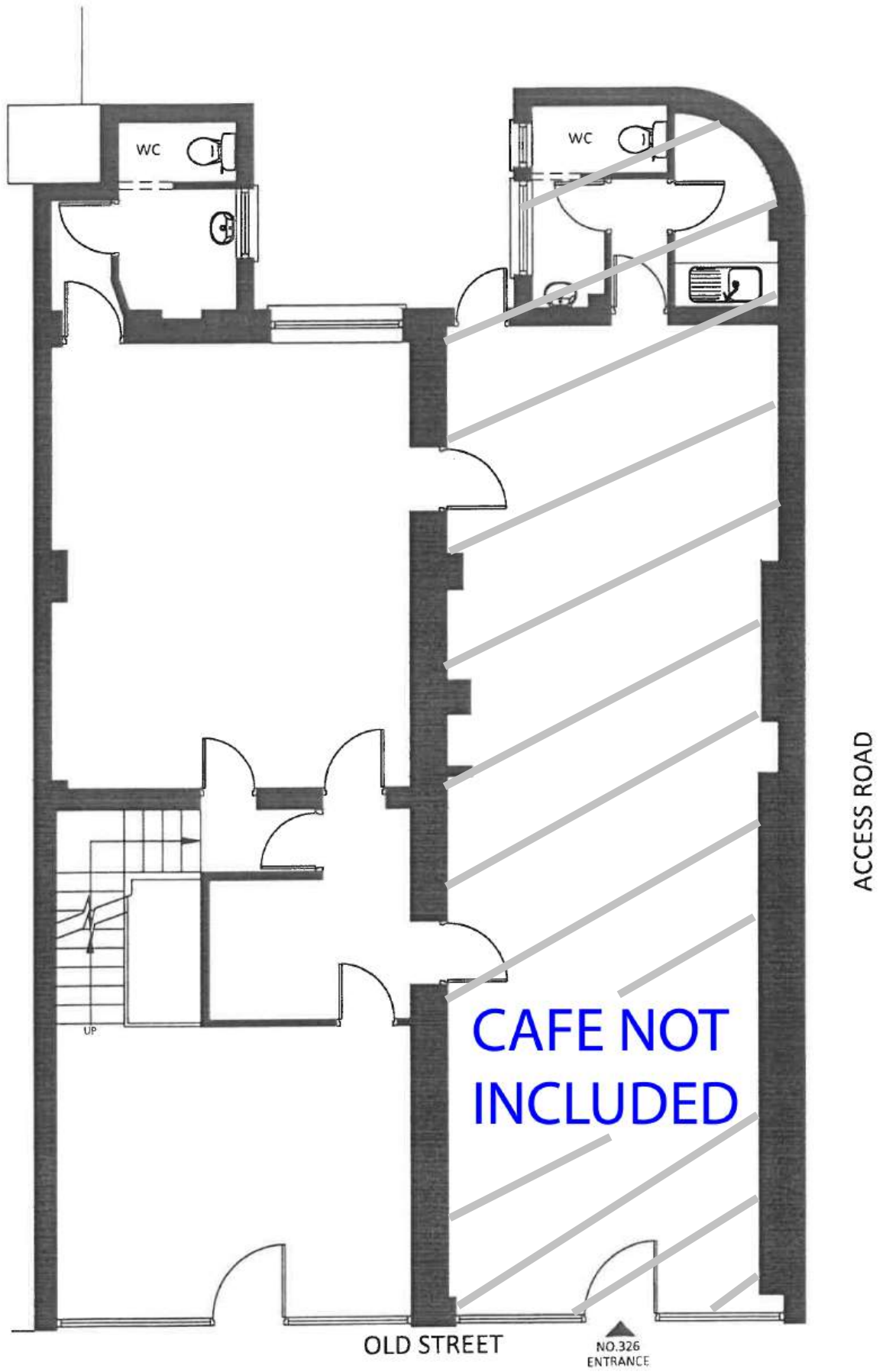
OLD STREET



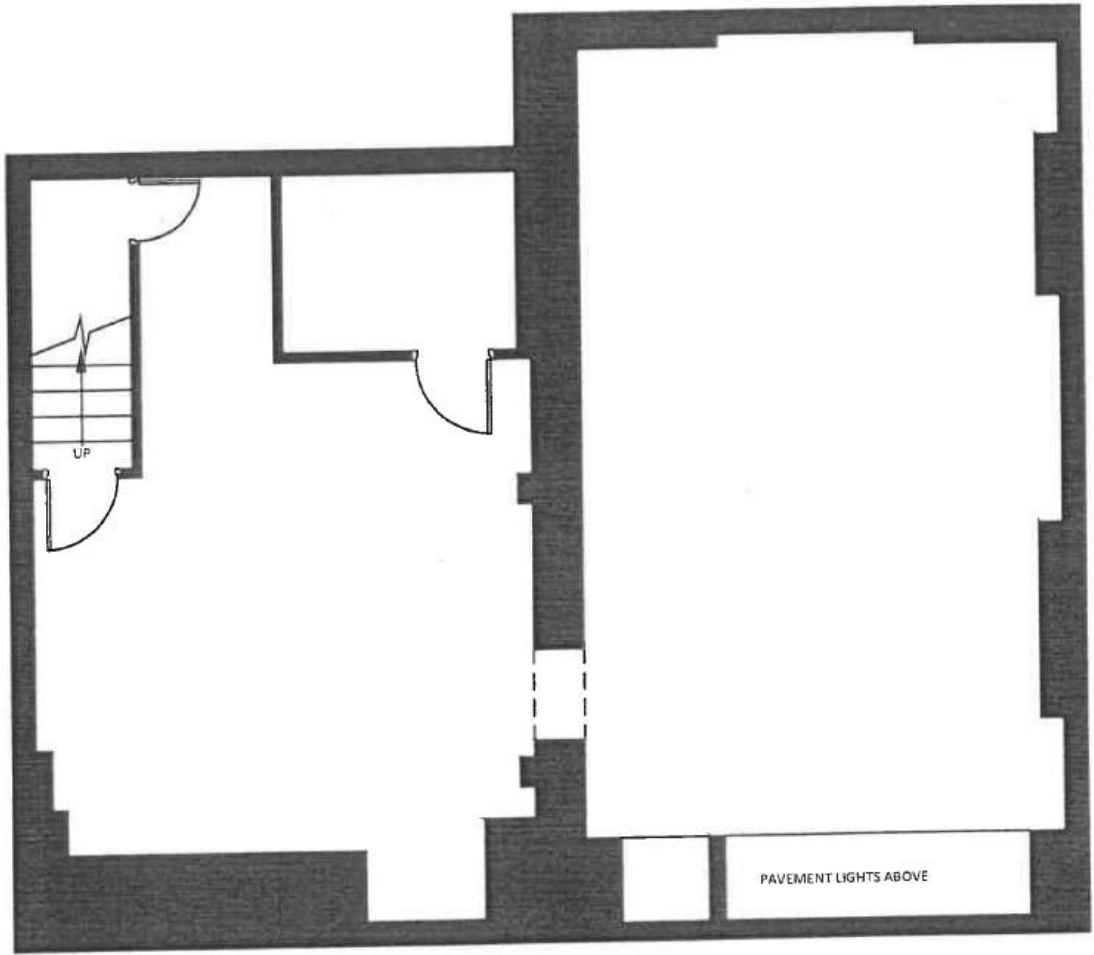
GROUND
FLOOR

NO.326
UPPER PARTS
ENTRANCE

OLD STREET



GF



B.