

Tarn &Tarn

**SELF-CONTAINED
SHOWROOM IN
CLOSE PROXIMITY TO
OLD STREET
1,852 FT²**



DESCRIPTION

The available accommodation is a self-contained showroom within a mixed-use building. Currently fitted out as a marketing suite showcasing the Arc development and its apartments, the unit benefits from ample natural light, high ceilings, excellent transport links, and strong footfall. This makes it an ideal choice for any E-Class business seeking retail space in the Old Street area.

SUMMARY

- Self-Contained
- WC Facilities
- Good Ceiling Height
- Excellent Transport Connectivity
- Good Natural Light
- Excellent Footfall
- Furniture Not Included








LOCATION

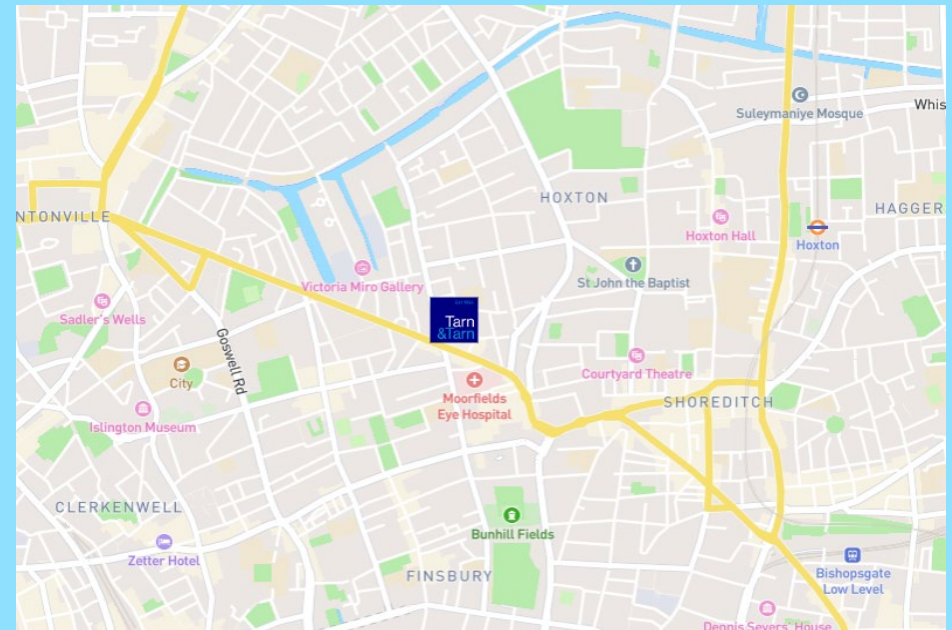
THE AREA

Surrounded by tech, design, and media companies, Old Street, also known as 'Silicon Roundabout,' has become increasingly desirable in recent years. This surge in popularity is due to multimillion-pound investments in the area and an abundance of shops, bars, and restaurants. The area is currently being enhanced by Transport for London's transformation of the Old Street roundabout into a more pedestrian- and cycle-friendly environment. This enhancement will create a new entrance and new public space around the station, which is just a five-minute walk from City Road.



TRANSPORT

-  Old Street (5-minute walk) – Northern Line National Rail Service
-  Angel (16-minute walk) – Northern Line
-  Moorgate (19-minute walk) – **Hammersmith & City, Circle, Elizabeth, Metropolitan**, Northern and National Rail Services



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	1,291				
BASEMENT	561				
TOTAL	1,852	£55,000	N/A	£12,724.5	£67,724.5

TERMS

A New F.R.I Lease to be contracted Outside the Act.

BUILDING INSURANCE

Current Cost: £1,008.09 per annum

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

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