



**TO LET**

**3 Young's Buildings,  
London, EC1V 9DB**

1,185 sq ft

Fully self-contained  
1,200 square foot unit,  
moments from Old Street  
Station



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## Description

The available unit is fully self-contained and arranged over the ground and first floors. The ground floor is an open-plan with space for six desks with reception area, kitchenette and WC and shower. The first floor contains a glazed meeting room alongside further desk space and WC. The property benefits from good levels of natural light via floor to ceiling windows. Other amenities include air conditioning, perimeter trunking and kitchenette / breakout area.

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## Location

The unit is ideally located in Young's Building, a private mews just off Old Street. The building is well-connected to public transport with Old Street, Barbican, Farringdon, Liverpool Street, Shoreditch High Street and St Paul's all within walking distance providing access to the Elizabeth, Circle, Hammersmith & City, Metropolitan, Northern, Central, Overground Lines and Thames-link.

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## Key points

- Ground and first floor - 1,200 square feet
- Fully self contained
- Air conditioning
- Meeting room
- Shower
- Timber flooring
- DDA compliant
- Electric roller shutter

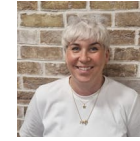




## Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	£20.53 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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