

# Compton

## Shoreditch

15-17 Christopher Street  
EC2A 2BS

A newly refurbished self-contained office space available to let, only a stone's throw from Liverpool Street Station

## For Rent

3,242 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



# Compton

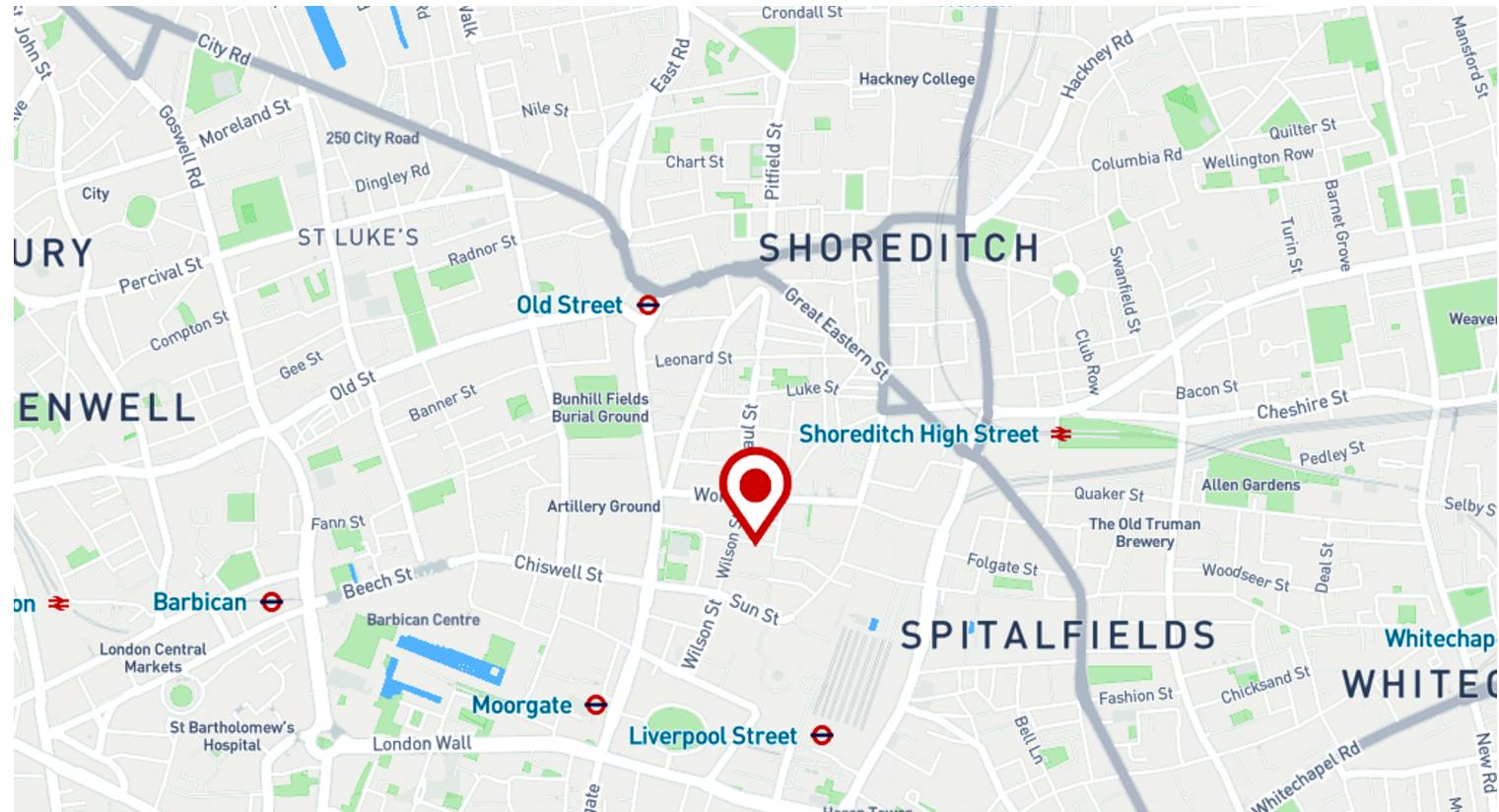
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## Location

The building is located off Finsbury Square broadly equidistant between Shoreditch to the north and the City to the south. It is extremely well served by public transport with tube links minutes walk away including Moorgate and Liverpool Street Stations as well as Old Street Station being close by. It has ready access to the Elizabeth, Circle, Central, Northern, Metropolitan and Hammersmith and City lines as well as to many bus routes and cycleways that converge on the City. The Dockland Light Railway runs services from Bank Station to London City Airport every 10 minutes and there are services every fifteen minutes to Heathrow Airport on the Elizabeth Line.

The area is vibrant with a range of restaurant and dining opportunities. Finsbury Pavement, Broadgate Circle and Exchequer Square are very close by. Apart from major retail outlets, the vicinity also benefits from a bowling green, 'Junkyard Golf', the Honorable Artillery Cricket Ground and the Flight Club (team darts venue) alongside a range of gyms, fitness clubs and spas.

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OLKYRLE15ChristopherStreet15.jpg

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OLKYRLE15ChristopherStreet7.jpg

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## Amenities

- Self-contained entrance ideal for single occupier
- Newly redecorated interior
- Openable, heat-saving windows
- New kitchenettes on top and ground floors
- Private outdoor space
- Bike storage, showers & lockers
- EPC Rating C
- CAT 6 Cabling with CAT 7 capability.
- Natural Ventilation in all offices
- Dual aspect giving excellent natural light
- LED Lighting throughout
- Integral electric or gas central heating in all offices
- Temperature controls in each room providing thermal comfort

## Description

15-17 Christopher Street is an impressive mid-terraced 4-storey Georgian Grade II listed building which has been comprehensively refurbished throughout. The building is completely self-contained and has health and well-being at the heart of its design. It provides a well-structured balance between co-working / open plan office spaces alongside individual office and meeting room spaces.

This outstanding property would be suitable for a wide range of commercial tenants from those seeking a regional office or headquarters, to specialised individual businesses / consultancies or firms seeking a City of London location.

In addition, the premises benefits from comfort cooling throughout, brand new showers and a private outside courtyard to the rear of the property. The comfort cooling can be controlled in each individual room, providing thermal comfort for all employees.

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## Content

[View on Website](#)



## Developer

Private

## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction.

## Local Authority

The London Borough of Hackney

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## Floor Areas & Outgoings

The accommodation comprises of the following: It is not anticipated there will be a service charge and the tenant will be responsible for maintaining the building themselves.

Name	sq ft	Rent	Rates Payable	Total month	Total year
3rd	782	£29.50 per sq ft	£17 /sq ft	£3,046.54	£36,558.50
2nd	707	£29.50 per sq ft	£17 /sq ft	£2,754.35	£33,052.25
1st	705	£29.50 per sq ft	£17 /sq ft	£2,746.56	£32,958.75
Ground	641	£29.50 per sq ft	£17 /sq ft	£2,497.23	£29,966.75
Lower Ground	406	£29.50 per sq ft	£17 /sq ft	£1,581.71	£18,980.50
Total	3,241			£12,626.39	£151,516.75

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## Contact Us

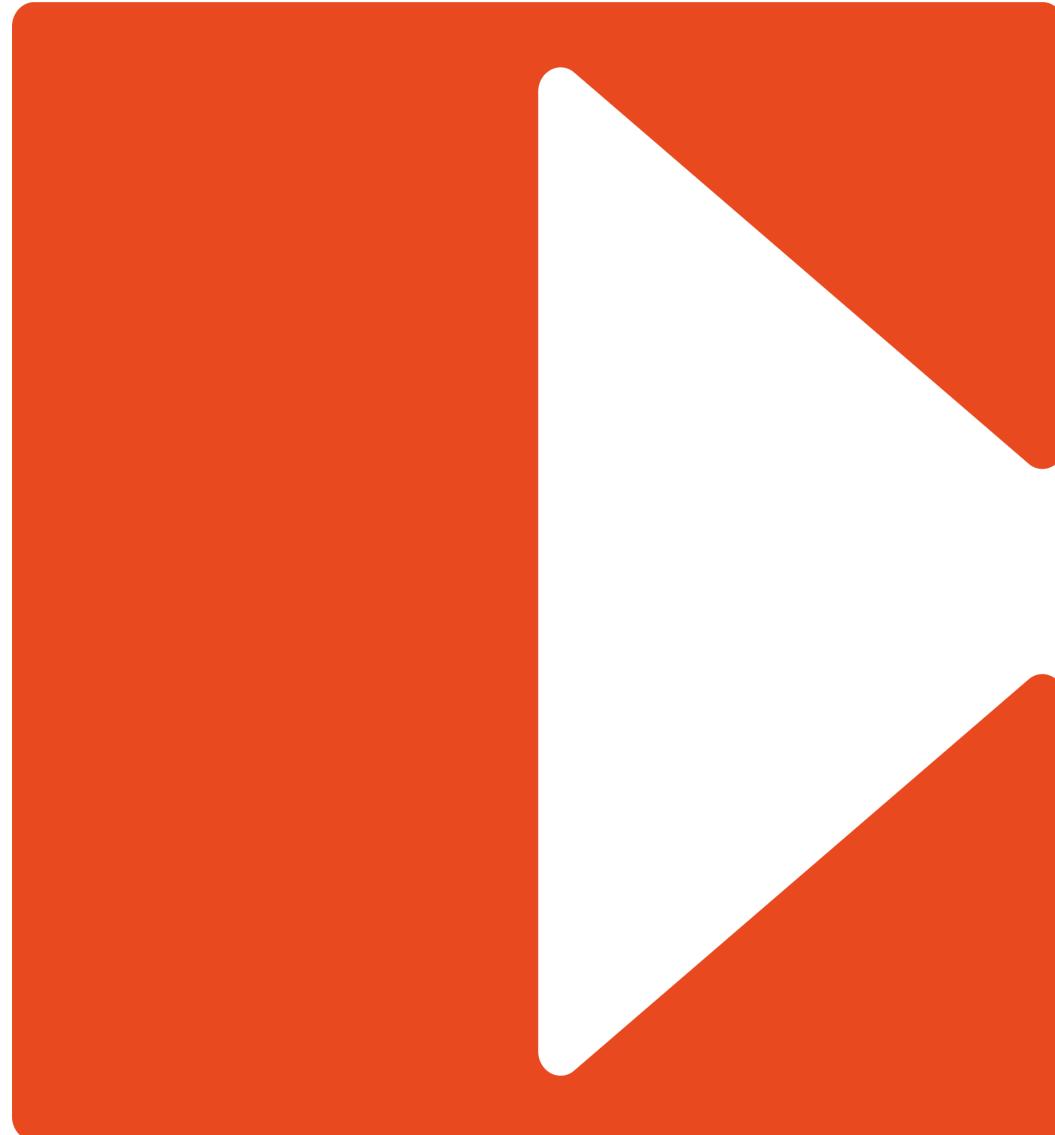
All appointments to view must be arranged via sole agents, Compton, through —

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[ag@compton.london](mailto:ag@compton.london)  
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