



**TO LET**

**Zeus House, 16-30  
Provost Street, Old  
Street, London, N1 7NG**

675 to 1,832 sq ft

Self-contained office  
spaces to Let





---

## Description

Zeus House is a charming former warehouse that has a number of office-use units on the lower ground up to the second storey. Each apartment has its own data wiring, fitted kitchen points, demised WCs, and showers. Desks and break out space are provided in Unit 5 as a result of the landlord's fit out. Each unit has excellent natural lighting and charming details like exposed brickwork and original wooden floors. Also, units 1 and 2 have street-level access, and the property is easily reachable by the entry phone system.

---

## Location

The building is located in the northern part of Shoreditch close to Old Street and Angel Stations (Northern Line). Hoxton Station (London Overground) and Moorgate Station (Hammersmith & City, Circle, Northern and Metropolitan Lines) are also within a short distance. There are also various bus routes to the City and West End. The Old Street roundabout is close by, meaning that tenants benefit from several bars, restaurants and cafes within the immediate area, such as; Pret a Manger, Nando's, The Alchemist and Honest Burgers to name but a few.

---

## Key points

- Multiple units available ranging from 674 - 1,832 square feet
- Good natural light
- Demised kitchens
- Entry phone system
- WCs and showers
- Exposed brick work
- All units fitted with data wiring
- Wooden flooring







## Accommodation

Name	sq ft	sq m	Availability
Unit - 1	1,596	148.27	Available
Unit - 2	1,832	170.20	Available
Unit - 5	485	45.06	Let
Unit - 6	674	62.62	Available
Unit - 9	637	59.18	Let
Unit - 10	739	68.66	Available
Unit - 11	778	72.28	Available
Unit - 12	691	64.20	Available

## Viewing & Further Information

**Harry Reed**  
0203 911 3676  
07565957609  
hreed@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

## Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 - £40 per sq ft
Rates	£17.60 per sq ft approx
Service Charge	£4 per sq ft approx

VAT

To be confirmed

EPC

E (110)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, and do not constitute an offer; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, or other statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no person should enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 15/07/2024