

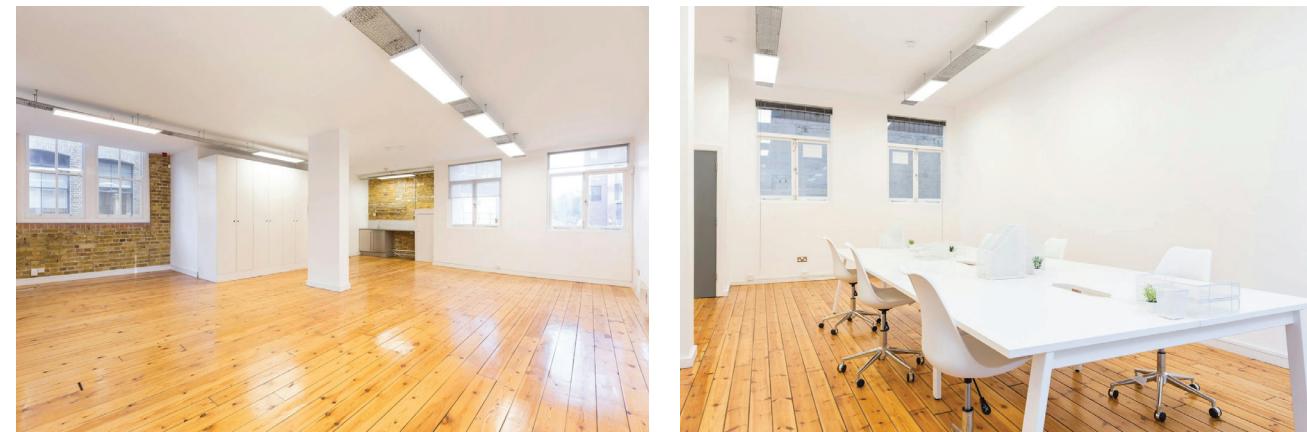


**ZEUS HOUSE, 16-30 PROVOST STREET, OLD STREET, N1 7NG**

TO LET | 674 - 1832 SQFT | SELF CONTAINED OFFICE SPACES

**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 10 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.



## Key Features

- Multiple units available ranging from 674 - 1,832 sq ft
- Good natural light
- High speed fibre
- Licences available
- Demised kitchens
- Entry phone system
- Exposed brick work
- All units fitted with data wiring



## Location

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.

**Conveniently located within easy reach of a number of Underground & Overground lines.**



**Old Street**  
0.2 miles



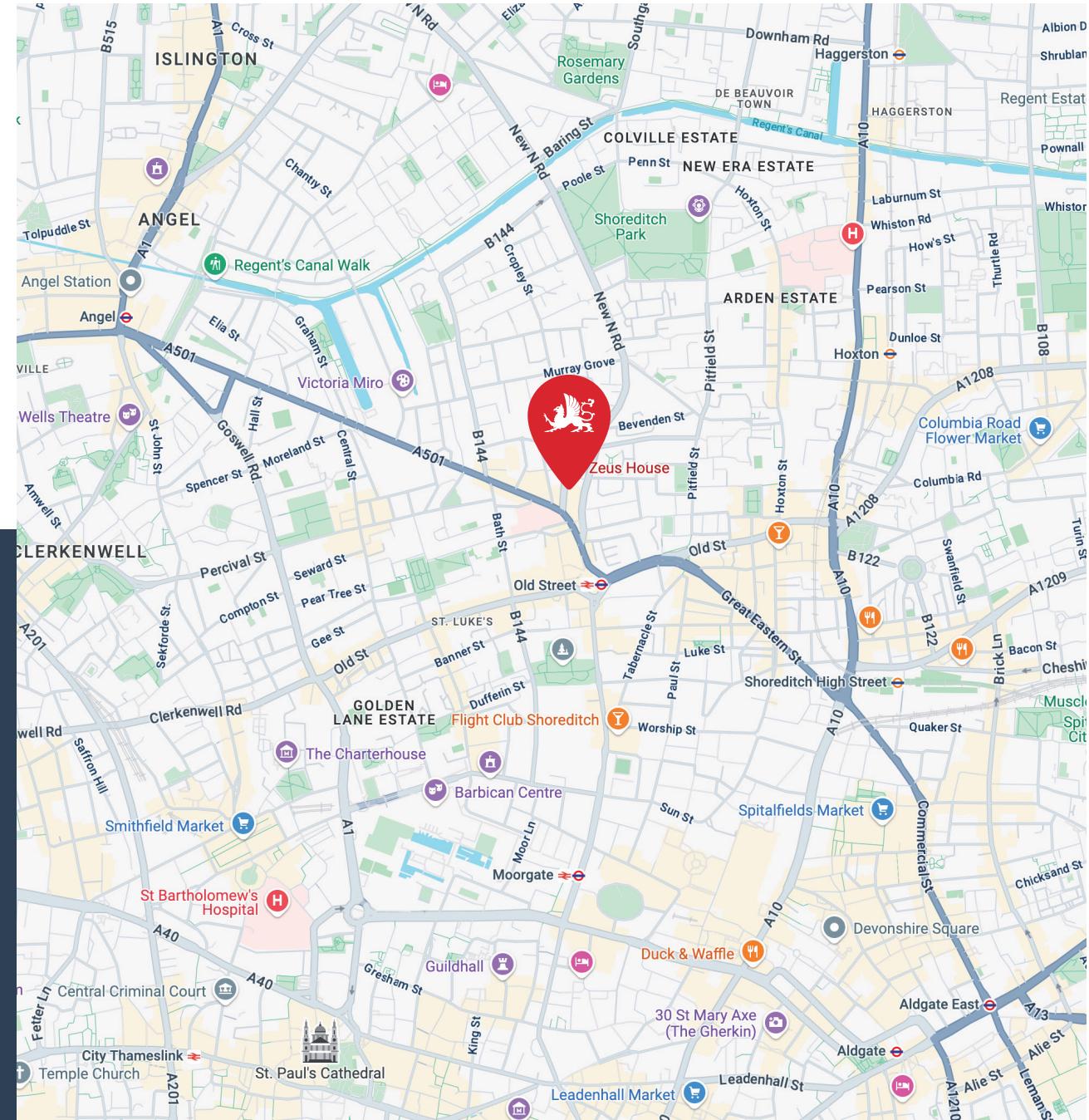
**Shoreditch High St**  
0.6 miles

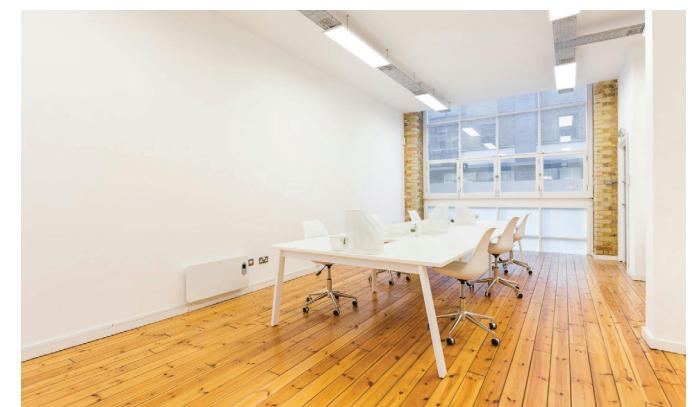


**Hoxton**  
0.6 miles



**Moorgate**  
0.7 miles





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[StirlingAckroyd.com](http://StirlingAckroyd.com)

## Accommodation

Name	Sqft	Sqm	Rent	Rates Payable	Service Charge	Total Month	Availability
Unit 2	1,832	170.20	£25 /sq ft	£11.44	£3.71	£6,129.57	Available
Unit 6	674	62.62	€35 /sq ft	£15.73	£3.74	£3,059.40	Available
Unit 7	695	64.75	€35 /sq ft	£16.51	£3.75	£3,200.48	Available
Unit 10	739	68.66	€35 /sq ft	£16.71	£3.89	£3,424.03	Available
Unit 11	778	72.28	€35 /sq ft	£14.75	£3.85	£3,475.07	Available
Unit 12	691	64.20	€35 /sq ft	£15.35	£3.95	£3,126.78	Available

## Rents, Rates & Charges

Lease	New lease
Rent	£25 - £35 per sq ft
Rates	£17.60 per sq ft approx.
Service Charge	£4 per sq ft approx.
VAT	To be confirmed
EPC	E (110)

## Viewing & Further Information



**Theo Beckford**

0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com



**Alex Zeckler**

0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com



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