



**TO LET**

**1st Floor, 346 Old Street,  
London, EC1V 9NQ**

**2,077 sq ft**

**Creative warehouse  
offices in the Shoreditch  
Triangle**



**VIDEO TOUR**

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## Description

Located on the first floor of an attractive warehouse building in the heart of Shoreditch. The floor benefits from white painted timber flooring, exposed brickwork, lots of windows and ample WCs and kitchen facilities.

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## Location

The property is situated in the heart of Shoreditch triangle, on Old Street, close to its junctions with Curtain Road and Charlotte Road.

Hoxton Square and all the bars and restaurants on offer are within a 30 second walk. Old Street Station is within a five minute walk and Liverpool Street Station is within a ten minute walk. Both Shoreditch and Hoxton Overground Stations are within a short walk.

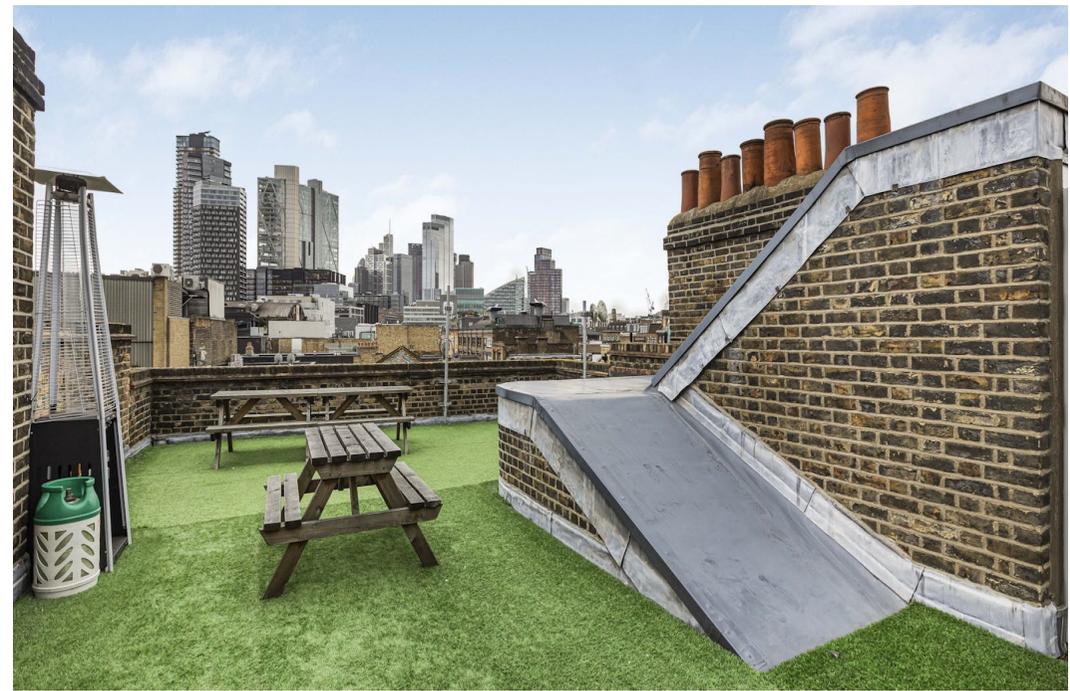
There are also several bus services running along both Old Street and Shoreditch High Street.

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## Key points

- Total internal space - 2,077 square feet
- Prime Shoreditch building
- Open plan floor
- Roof terrace
- Timber flooring
- Glazed meeting rooms
- Ample WCs and kitchen facilities





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## Accommodation

Name	sq ft	sq m	Availability
1st	2,077	192.96	Under Offer
2nd	1,711	158.96	Let
3rd	1,533	142.42	Let

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## Viewing & Further Information



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## Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£15 per sq ft to be confirmed
Service Charge	On application
VAT	On application
EPC	E (105)

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