Old Street Jordan House 47 Brunswick Place N1 6EB

Fully Fitted, Plug & Play Office Available in the heart of Old Street via Assignment until Jan 2026 or New Lease Direct from the Landlord.

For Rent 3,450 ft<sup>2</sup>

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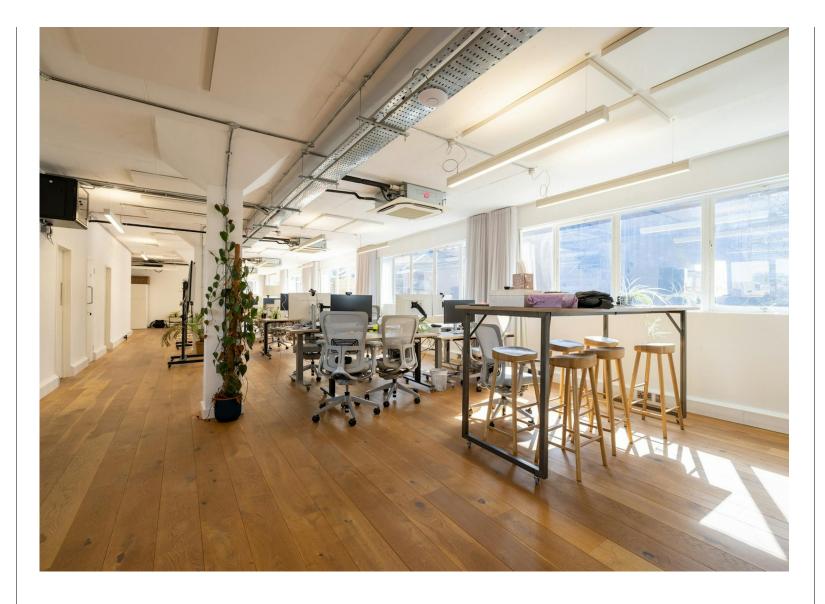
#### Location

Jordan House is strategically located within a short walking distance of Old Street, Shoreditch and Liverpool Street providing unbeatable transport options for occupier's. A district that has an eclectic mix of thriving coffee shops and roasteries. Immerse yourself in emerging trends and specialty coffee tasting. From baristas to Boxpark - from food to fashion, the location offers an abundance of design, style and taste.

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#### **Amenities**

- Available on Assignment from Tenant or Regrant of New Lease from the Landlord
- Full Suite of Furniture Available via separate agreement
- Plug and Play- ready to move in straightaway
- 28 Fixed Desks, 1x10 Person Boardroom, 3x8 Person Meeting Rooms, 2x Phone Booths
- Breakout and Hot Desking Areas
- Demised WC's & Showers
- Air conditioning

#### **Description**

The building is situated on the corner of Brunswick Place and Baches Street, equidistant from both Hoxton Square and Old Street station, with numerous bars and restaurants within close proximity. The unit has been newly refurbished and fully fitted by the Tenant in situ and benefits from excellent natural daylight throughout. The floor is available via Assignment until January 2026 or Regrant of a New Lease direct from the Landlord.

The reception area has also recently undergone a comprehensive refurbishment.

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#### Content

View on Website



#### **Local Authority**

The London Borough of Hackney

#### **Legal Costs**

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

#### **VAT**

The property is elected for VAT

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### Floor Areas & Outgoings

The accommodation comprises the following areas:

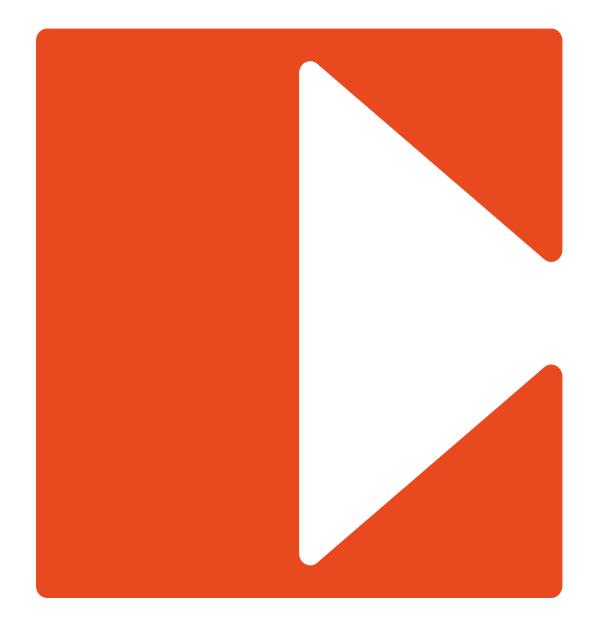
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd	3,450	£35	£17.41	£2.90	£55.31	£15,901.63	£190,819.50	Available

#### Contact Us

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

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Andy Gilbert ag@compton.london 07833993714



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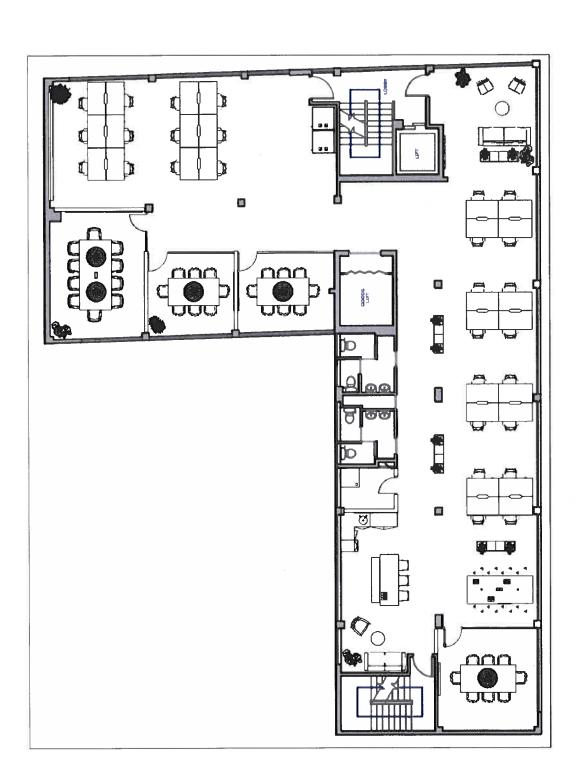
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**Project Documentation**3rd Floor Furniture Location Plan

Ref: OS15122021AB Date: 15.12.2021

Version: 1.00

Open plan 28 workstations: 1400mm x 600mm



# Project / Address

Jordan House 47 Brunswick Place London N1 6EB Drawn Checked AB JA **Drawing No.** A.010L - Furniture Location Plar