



**TO LET**

**10B Branch Place,  
London, N1 5PH**

**8 Desks**

**Contemporary Architect  
Designed Canal Side  
Studio**



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## Description

The architects at Scenario designed this large double height unit only a few years ago, complete with a state of the art kitchen and coffee machine, open plan workspace with 16 desks, a living wall with plants, two bathrooms and a shower, two soundproofed meeting rooms with display screens & computers, a sound proof pod for private calls and working, and double height glazing overlooking a private canal side terrace.

Split over two floors with an elevated mezzanine level, the boutique office space would be perfect for a creative company of up to 8 people who would like to share the entire unit with the Scenario Architecture team.

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## Location

Scenario Architecture is looking to share its bespoke designed office, which is situated by Shoreditch Park and overlooks the historic Regent's Canal.

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## Key points

- Overlooks Regents Canal
- 8 desks in a shared space
- Branding opportunity
- Living wall with plants
- 2 soundproofed meeting rooms
- 1 soundproofed call pod
- Cleaning included
- Internet included





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## Rents, Rates & Charges

Lease	Licence
Rent	£400 per desk All-inclusive, fully serviced
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

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## Viewing & Further Information



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