



TO LET

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

1,928 sq ft

**Contemporary Split
Level Office on the
Regent Canal For Rent**



VIDEO TOUR

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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

Location

Located on Branch Place just off Bridport Place overlooking the Regent's Canal. The green space of Shoreditch Park is within close proximity as are the local amenities in both Hoxton, Canonbury and Old Street.

Within walking distance are Old Street Station (Northern Line, First Capital Connect services), Angel Station (Northern Line) Haggerston Station (London Overground, East London Line) and Essex Road (First Capital Connect) alongside numerous bus routes in and out of the City and Shoreditch.

Key points

- Overlooks Regents Canal
- Open Plan Working Area
- Living wall with plants
- 2 soundproofed meeting rooms
- 1 soundproofed call pod
- Fitted and furnished





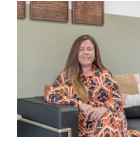
Accommodation

Name	sq ft	sq m	Availability
Upper Ground	929	86.31	Available
Ground	999	92.81	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£11.87 per sq ft
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



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