

Est. 1955

Tarn &Tarn

10-12 BACHE'S
STREET
OLD STREET
N1 6DL

WAREHOUSE
CONVERSION
WORKSPACE IN THE
HEART OF OLD
STREET
1,248 FT²



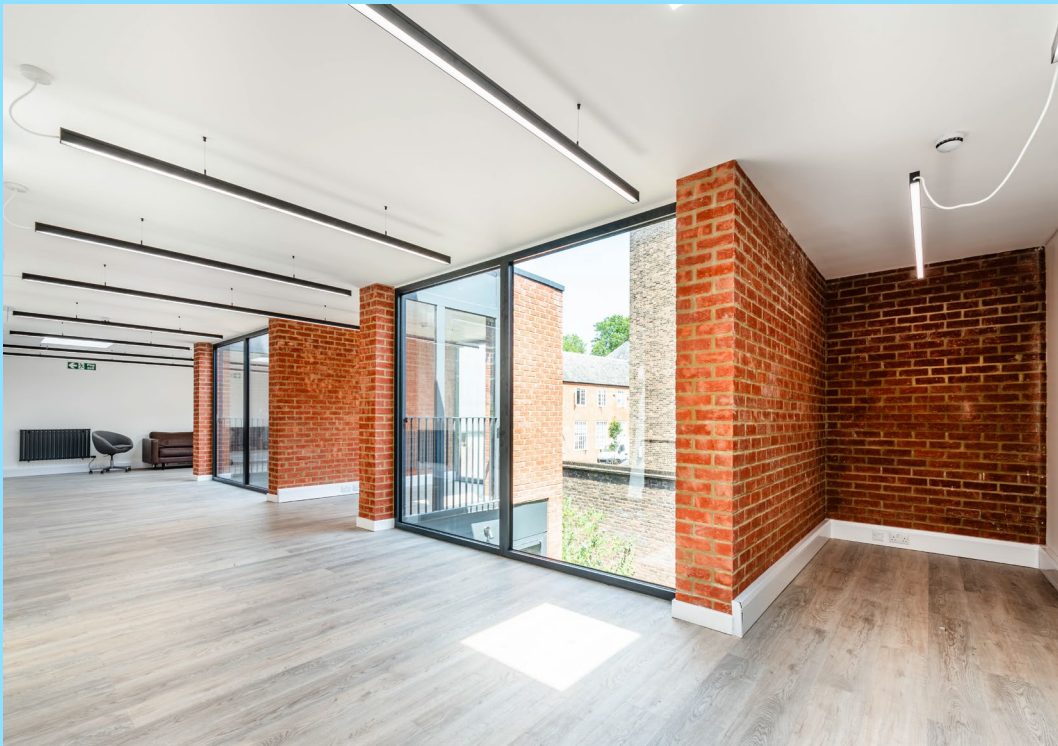
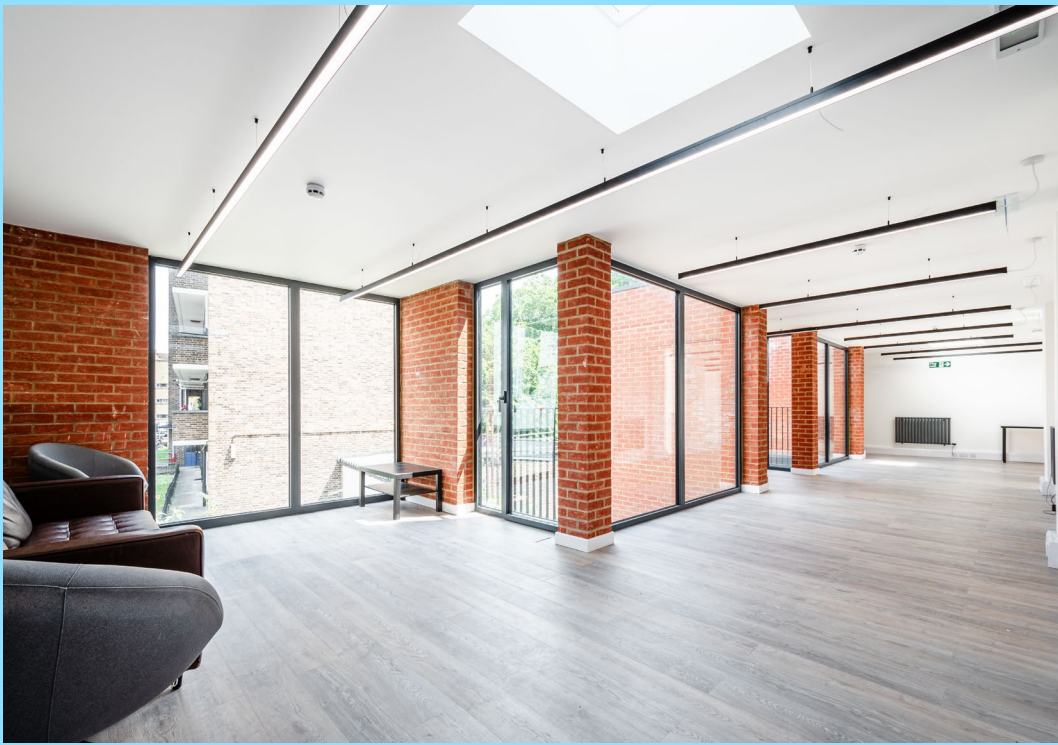
DESCRIPTION

The available space is a self-contained workspace spanning across ground floor and 1st floor in this mixed-use warehouse converted building. This office boasts modern industrial design elements including exposed brickwork and good ceiling height. Alongside its aesthetic appeal, the unit offers several perks: excellent natural light from floor to ceiling windows and skylight, a ground floor courtyard, kitchen with a breakout area and bike storage. Additional amenities include a shower facility, 24-hour access and passenger lift, making it an ideal choice for any creative businesses seeking a workspace near Old Street Underground Station.

SUMMARY

- Excellent Transport Links
- Excellent Natural Light
- Floor-to-ceiling windows
- 24-Hour Access
- Ground Floor Courtyard
- Bike Storage
- Passenger Lift
- WC & Shower Facilities








LOCATION

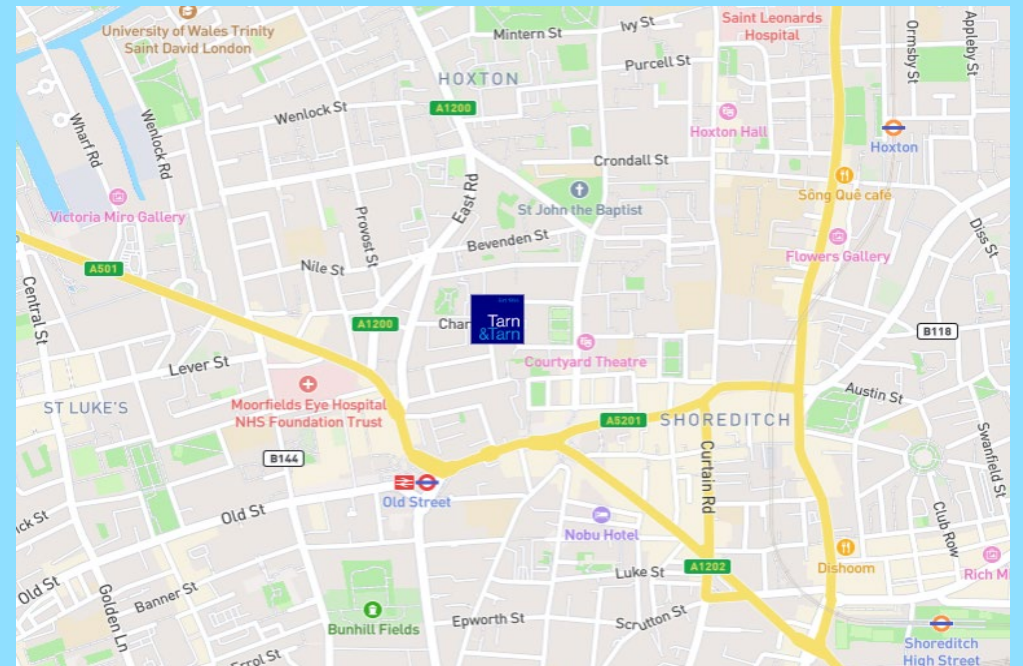
THE AREA

Surrounded by tech, design, and media companies, Old Street, also known as 'Silicon Roundabout,' has become increasingly desirable in recent years. This surge in popularity is due to multimillion-pound investments in the area and an abundance of shops, bars, and restaurants. The area is currently being enhanced by Transport for London's transformation of the Old Street roundabout into a more pedestrian- and cycle-friendly environment. This enhancement will create a new entrance and new public space around the station, which is just a four-minute walk from Bache's Street.



TRANSPORT

-  Old Street (4-minute walk) – Northern Line & National Rail
-  Shoreditch High Street (16-minute walk) - Overground Line
-  Moorgate (17-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern, Elizabeth line and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PA)	BUSINESS RATES	TOTAL YEAR
Ground & 1 st Floor					
TOTAL	1,247	£34.45	£720	TBC	£43,713.60

BUILDING INSURANCE

Current Cost: £2,446.80 per annum

TERMS

A New Sublease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

Flexible Lease Terms are also available

EPC

Rating: C

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



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Tarn
&Tarn

VIEWINGS

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