

Commercial Offices for Rent

530 – 10,775 sq ft

Brand new mixed-use scheme due for completion late 2013.

TO LET

7-14 Branch Place, Shoreditch, London N1

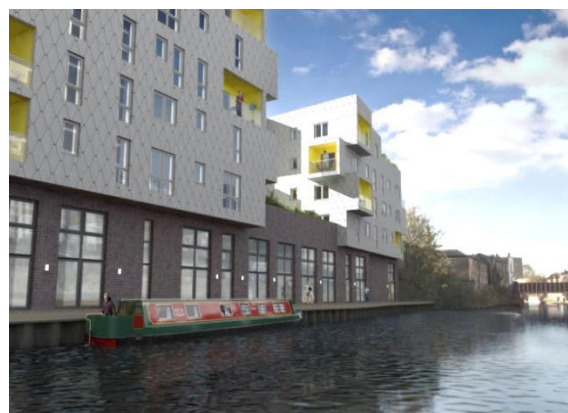


LOCATION

Formerly known as Rosemary Works, the building is situated on Branch Place and overlooks The Regent Canal. Branch Place is located north of Old Street Roundabout in The City Fringe area of London. It is situated between New North Road and Kingsland Road, adjacent to Shoreditch Park.

TRANSPORT

Old Street Station (Northern line, First Capital Connect services)
Haggerston Station (London Overground, East London line)
Essex Road (First Capital Connect)



DESCRIPTION

A brand new mixed-use building which will comprise ten self-contained B1 office spaces. The offices are accessed from Branch Place and have superb views onto The Regents Canal. The offices will be ready late 2013.

AMENITIES

- Ground floor canal side offices
- Self-contained with own street entrance
- Double doors directly onto canal side
- WC facilities
- DDA compliant

LEASE

New leases available for terms by arrangement.

RENT

Guiding £25.00 per sq ft.

FLOOR PLANS

Available upon request.

FLOOR AREAS

Unit 1	527 sq ft	49 sq m
Unit 2	1,033 sq ft	96 sq m
Unit 3	1,109 sq ft	103 sq m
Unit 4	1,140 sq ft	106 sq m
Unit 5	1,647 sq ft	153 sq m
Unit 6	1,249 sq ft	116 sq m
Unit 7	1,120 sq ft	104 sq m
Unit 8	1,044 sq ft	97 sq m
Unit 9	1,378 sq ft	128 sq m
Unit 10	530 sq ft	49.2 sq m
Total	10,775 sq ft	1,001 sq m

Floor areas are subject to final on-site verification, and larger offices can be created by combining units.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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