

Commercial Office Space
To let 9,725 sq ft – 903.47 sq m
Self-contained offices at 'Old Street Roundabout'

TO LET

50 Featherstone Street, Old Street, London, EC1

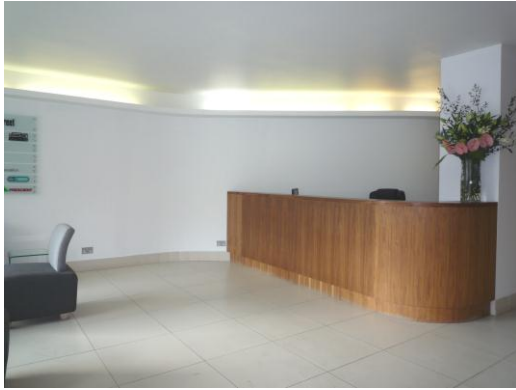


LOCATION

The building is situated on the northern side of Featherstone Street, close to the junction with Bunhill Row. Featherstone Street is situated adjacent to the south side of Old Street roundabout and benefits from its proximity to transport links including Liverpool Street, Moorgate and Old Street underground stations. There is a large cross section of companies within the area particularly amongst the TMT sector, technology, media and telecommunications.

TRANSPORT

Old Street Station (Northern line and First Capital Connect)
Moorgate Station (Hammersmith and City, Circle and Metropolitan Lines and First Capital Connect)
Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)



DESCRIPTION

Self-contained offices situated over ground and lower ground floors. Accessed via an impressive entrance area with a commissionaire and benefitting from the following amenities:

AMENITIES

- Impressive reception area
- Commissionaire
- Secure self-contained office
- Air conditioning
- Raised floors
- CAT 5 Cabling
- Secure bike storage
- Key fob entry
- Showers
- Good natural daylight

APPROXIMATE FLOOR AREAS

Ground floor	4265 sq ft	396.22 sq m
Lower Ground	5460 sq ft	507.25 sq m
Total	9725 sq ft	903.47 sq m

LEASE

A new lease is offered for a term by arrangement.

RENT

£195,000 per annum exclusive.
£20.00 per sq ft.

SERVICE CHARGE

The service charge will be fixed at £43,765 per annum (£4.50 per sq ft).

RATES

The estimated rates payable for 2012/2013 are £68,376 per annum, which equates to 7.03 per sq ft.

Interested parties must satisfy themselves and should contact the London Borough of Islington.

AVAILABLE

For immediate occupation.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
stephenpage@antonpage.com
harry@antonpage.com

