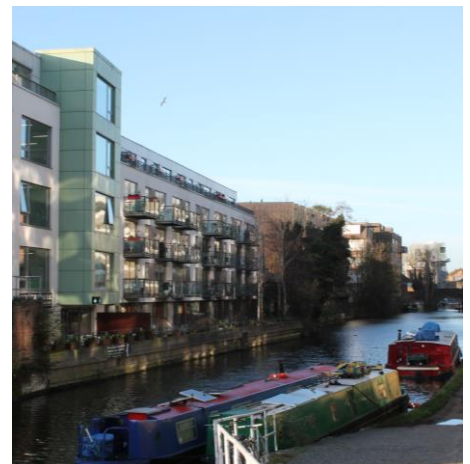
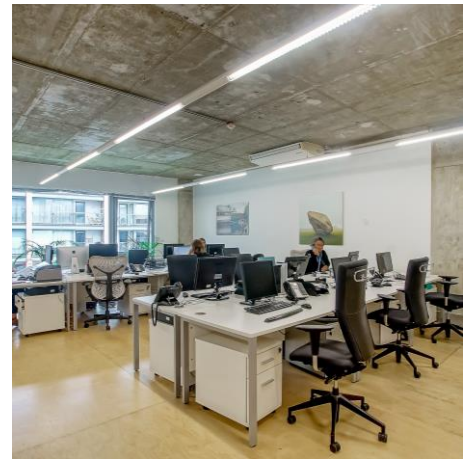


TO LET

MEDIA STYLE OFFICES WITH CANAL FRONTAGE

8 ORSMAN ROAD, LONDON N1 5QJ

IPMS3 – 1,618 – 3,672 FT² (150.3 – 341.2 M²)



8 ORSMAN ROAD

HAGGERSTON, LONDON N1 5QJ



The building is located on the north side of Orsman Road approximately 100 meters from the junction with Kingsland Road. The building benefits from being situated directly adjacent to the Regents Canal which offers an attractive working environment and is also home to a number of local cafés, galleries and further amenities.

Haggerston Station (London Overground Line) is the nearest station, which is approximately 5 minutes walk away. Kingsland Road provides direct links into Shoreditch and The City and numerous bus routes.

Description

The units are arranged as predominantly open plan office accommodation with direct views over the Regents Canal. There is a small element of fit out in situ with private offices and several meeting rooms. The ceiling height is extremely generous at approximately 3 meters and the units benefit from excellent natural light due to the floor to ceiling glazing.

The property possesses Class B1 use and would suit a variety of office, creative, media and tech led occupiers. The units can be let as whole or separately with a shared kitchen.

Amenities

- Excellent ceiling height
- Open plan space
- Good natural light
- Bicycle storage
- Canal frontage (North Suite)
- Exposed concrete finish
- Demised WCs and kitchenette
- Car parking available (separate arrangement)

Accommodation

	ft ²	m ²
South Suite	1,618	150.3
North Suite	1,942	180.5
Kitchen	112	10.4
Total	3,672	341.2

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is being offered direct from the landlord, to be contracted outside the Landlord and Tenant Act 1954.

Rent

£40.00 per ft²

Service Charge

Budget 2017/18: TBC

Business Rates

Rateable Value 2017/18: £64,792

Rates Payable 2017/18: £31,035

VAT

VAT is applicable

EPC

Band – C

Legal Costs

Each party to bear their own legal costs in this transaction.

Viewing:

By appointment with **Strettons**
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