

cool designer style ground floor fully fitted offices / studio / showroom with own street entrance  
**19 GARRETT STREET (JUST BEHIND OLD STREET), LONDON EC1Y 0TU**

suitable for creative companies, architects, designers and other sectors

**1000 SQ FT AVAILABLE ON A NEW LEASE FOR A TERM BY NEGOTIATION**

low out goings per square foot per annum: rent £57.50, rates payable approx. £10.83, service charge £0.00



Located behind / parallel to Old Street at the junction of Garrett Street and Whitecross St. Transport communications are excellent; within a 5 minute walk of Old Street National Rail and Underground Station (Northern Line) and multiple bus routes passing through Old Street within a 1 minute walk to these offices.

These ground floor offices comprise of a newly constructed block of apartment built approx. 3 years ago and have been fitted to a high standard by the current tenants. There is an attractive glass partitioned corner boardroom, bespoke fitted cupboards with industrial style scaffold pole shelf units, wooden flooring, air-conditioning, wcs, kitchen, cat 2 lighting and designer light fittings, cat 6 cabling, optic fibre broadband, underfloor and side trunking, internal & external electric roller shutters, double glazing

**Viewings via sole agent: Occupa Commercial Property Consultants - Contact: Alex Reuben 07939 287846 / 020 7100 7500**