



AVAILABLE - TO LET

2nd Floor, 32a-37 Cowper Street, London EC2A 4AP

Class E premises 2,300 Sq Ft
£103,500 Per Annum Exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

2nd Floor, 32a-37 Cowper Street, London EC2A 4AP

Class E premises, 2,300 Sq FT



2nd Floor, 32a-37 Cowper Street, London EC2A 4AW

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Location

The property is located in the heart of Shoreditch, on Cowper Street, which is approximately 90 metres from the entrance to Old Street Station at the end of the street.

Notable amenities include: Wahaca, Wagamama, The Hoxton Hotel, Nobu Hotel, XOYO, Gymbox, Nightjar, The Blues kitchen, Pret A Manger and T4.

Description

The offices are located on the second floor of this converted warehouse building.

Amenities

- Passenger lift
- Hanging lighting
- Air conditioning
- Kitchenette
- Demised W/C's plus shower
- Steel columns
- Dual aspect with excellent natural light
- Gas Central Heating

Rent £103,500 per annum exclusive

Business Rates £35,000 per annum approx.

Service Charge £10,350 per annum approx.

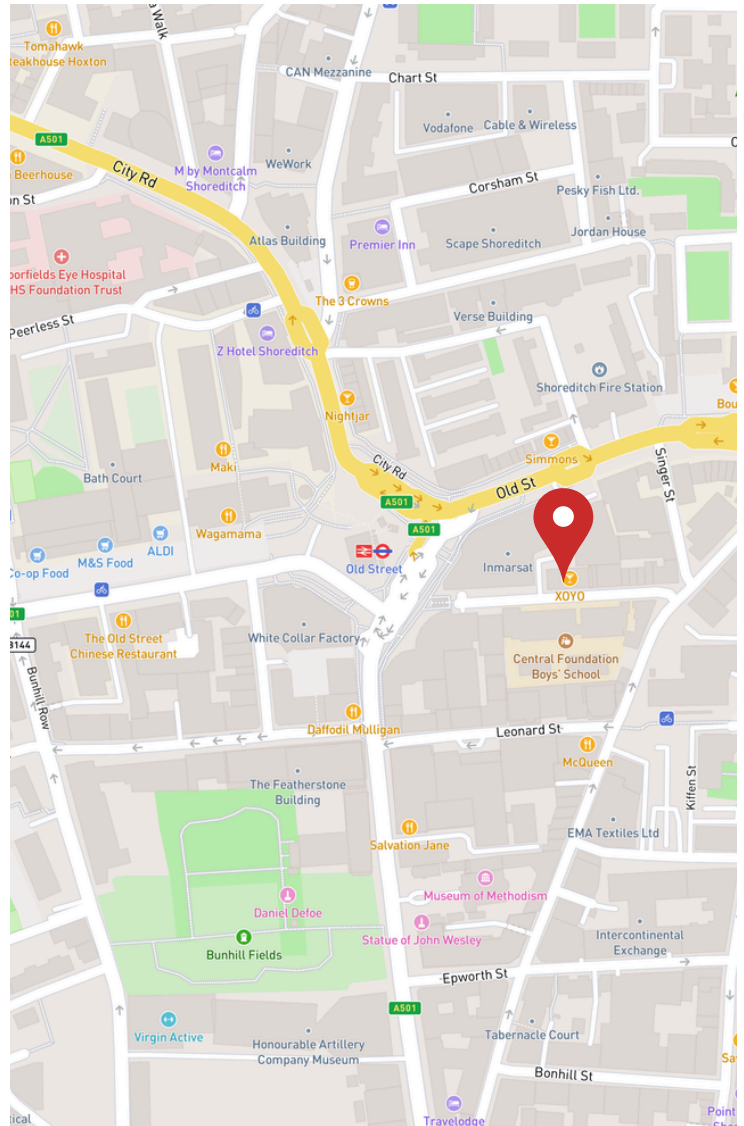
Building type Class E

VAT The premises are not elected for vat

EPC Rating E-104

Lease Details A new lease for a term to be agreed.

Size 2,300 sq ft



Contact us

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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These particulars do not constitute an offer or 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.