

9 Mallow Street, London EC1

Ground Floor Office To Let

1,001 sq ft (93.05 m²)



- Spacious, open-plan ground floor office unit
- Approx. 3-metre high ceilings
- Fitted to provide open plan space, 1x meeting room and a kitchenette
- Located in the heart of 'Tech City', opposite The White Collar Factory and 1 min walk to Old Street Station
- Demised WC
- Communal disabled WC on floor
- Door entry phone system

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Location

The unit is located on Mallow Street, within a minute's walk of Old Street Station and situated opposite the White Collar Factory development. Old Street, Shoreditch and the City are all within close proximity and provide an excellent range of cafes, restaurants and bars.

Description

The office is situated on the ground floor of an attractive red brick former warehouse building and is accessed via a well-kept communal hallway. The available space is decorated in a clean contemporary style, providing light and airy, open-plan accommodation, with a partitioned meeting room.

Lease

A short term sublet, longer term assignment, or a surrender and regrant will all be considered.

The existing lease, which is contracted out of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (part II) as amended, is for a term to January 2024 with a tenant only option to break in January 2022.

Rent

The passing rent is £48,000 per annum.

Rates

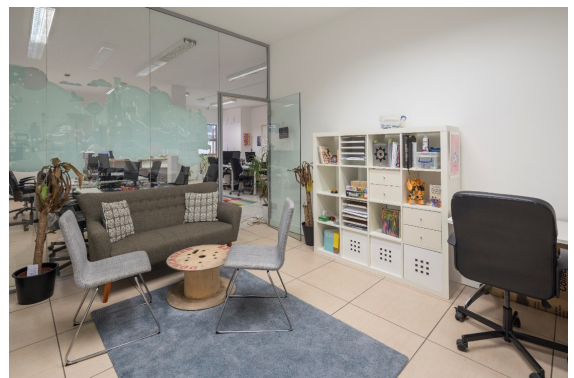
£16.08 per sq ft (2020/21). Interested parties are advised to make their own enquiries with The London Borough of Islington.

Service Charge

We have been informed the service charge is currently £1,232.75 per annum (includes buildings insurance contribution).

Energy Performance

C - 60



For further information or to arrange a viewing, please contact the sole agents:

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07/20

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Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.