



Chapter House, 16 Brunswick Place, London, N1 6DZ

Stunning, Re-imagined former Victorian School To Let
Available as CAT A+ or CAT A.
1,338 - 24,912 sq ft

- Available with a new high quality fitout or CAT A
- 2x Terraces (3rd floor)
- Dual access manned reception
- Air conditioning
- Panoramic views of the City and Exceptional natural light
- 86 bike racks & lockers & 9 showers

Chapter House

16 Brunswick Place, London, N1 6DZ

CROSSLAND
OTTER HUNT



Summary

Available Size	1,338 to 24,912 sq ft / 124.30 to 2,314.40 sq m
Rent	£55 - £77.50 per sq ft
Rates Payable	£22.37 per sq ft From £19.97 - £25.30
Service Charge	£13.50 per sq ft
EPC	A

Description

A former Victorian School building, sympathetically refurbished with retained period features, whilst providing modern open floors with excellent natural light and generously sized terraces (3rd floor)

The 4th floor benefits from a stunning new landlord fit out, undertaken by White Paper. The other floors are currently CAT A but can have a bespoke fit out provided by the landlord.

Location

The property is located on Brunswick Place, just off Old Street roundabout, close to the world renowned amenities of Shoreditch.

Old Street (Northern line), Moorgate (Northern, Hammersmith & City, Metropolitan & Circle lines) & Liverpool Street (National Rail, Elizabeth, Hammersmith & City, Metropolitan & Circle lines).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Total month
4th - CAT A+	4,850	£75	£22.62	£44,911
3rd - CAT A	5,722	£67.50	£22.62	£49,409.47
3rd - CAT A+	5,722	£77.50	£22.62	£54,177.80
1st - CAT A	7,412	£62.50	£26.92	£63,570.25
1st - CAT A+	7,412	£72.50	£26.92	£69,746.92
Ground - & Lower Ground CAT A	6,928	£55	£21.24	£51,809.89
Ground - CAT A	1,338	£59.50	£21.24	£10,507.76

Terms

Available on a new lease direct from the Landlord.



Phil Frenay

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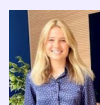
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