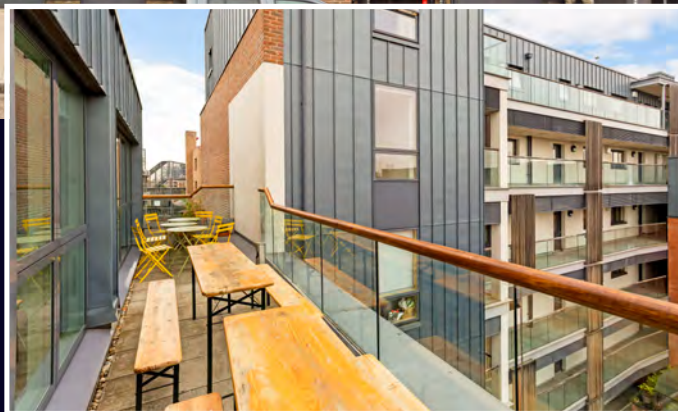




MAKING MOVES



EXIT



**3RD & 4TH FLOOR,
27 DOWNHAM ROAD,
HAGGERSTON,
N1 5AA**

**OFFICE TO LET
4,225 SQ FT**

HIGHLIGHTS:

- Part Fitted in Creative/Media Style
- Kitchen & Breakout Area
- Range of Boardrooms & Meeting Rooms
- Event Space with Private Terrace
- Conference Room with Tea Point
- High Ceilings with Exposed Services
- Secure Bike Storage
- Shower Facilities & Lockers
- Full DDA Access

WE ARE OFFICES

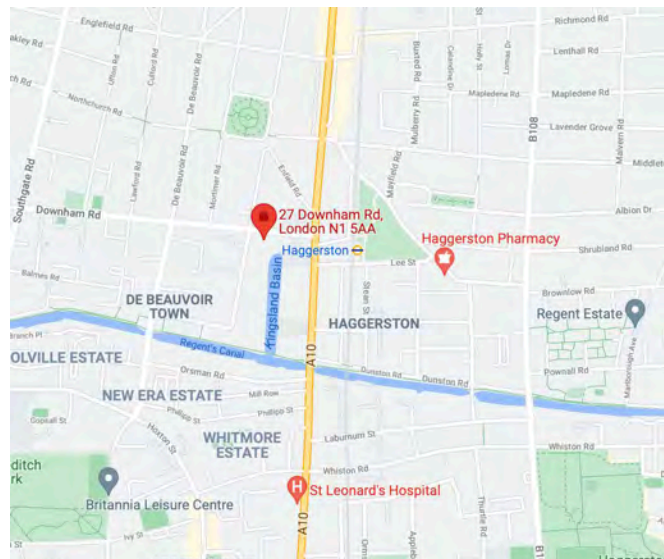
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is ideally located opposite Haggerston Station and a short walk from Stonebridge Gardens, a perfect lunchtime spot.

Haggerston has undergone an extensive redevelopment over the past few years to become a vibrant area, popular with tech and creative occupiers.



DESCRIPTION:



The office is split over 3rd and 4th floor and comes part fitted with furnished boardrooms & meeting rooms, phone booths, kitchen and breakout space. There is a conference room/event space on the 4th floor with kitchenette and private terrace.

Both floors benefit from great levels of natural light, exposed services and high ceilings.

There is secure bike storage, shower facilities and lockers in the building.

TERMS:



Available by way of an assignment or flexible sublease until October 2023.

A new, longer lease is also available direct with the landlord.

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view virtual tour of the 3rd floor](#)

[Click here to view virtual tour of the 4th floor](#)

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3rd	3,631	£32.50	£3.75	£10.43	169,495	£14,125
4th	594	£32.50	£3.75	£10.43	£27,728	£2,311

VIEWINGS

Strictly through appointment by sole agents:

George Marment

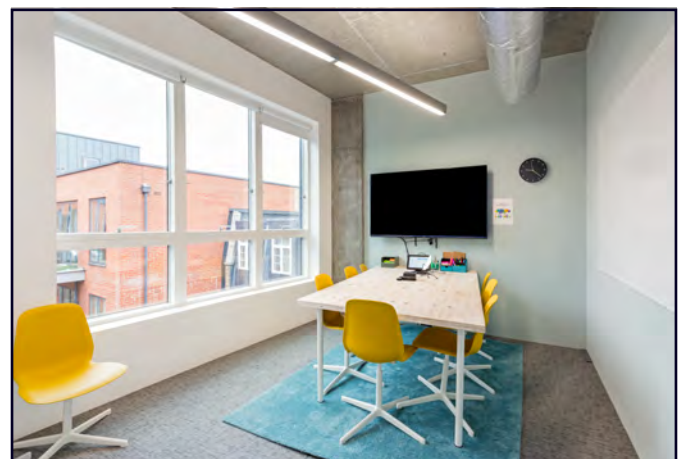
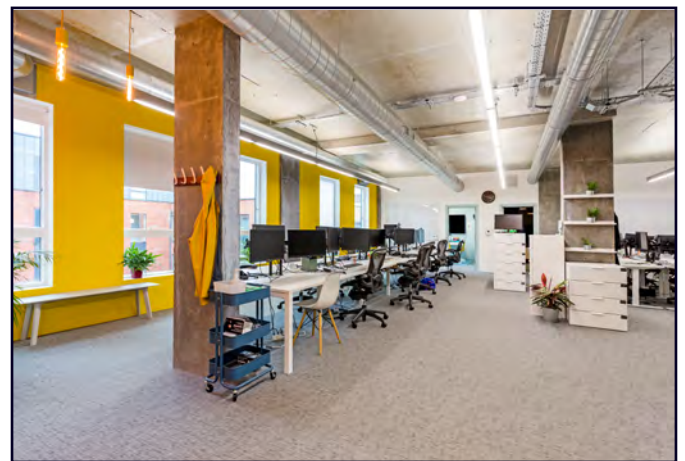
Email: gpm@makingmoves.london

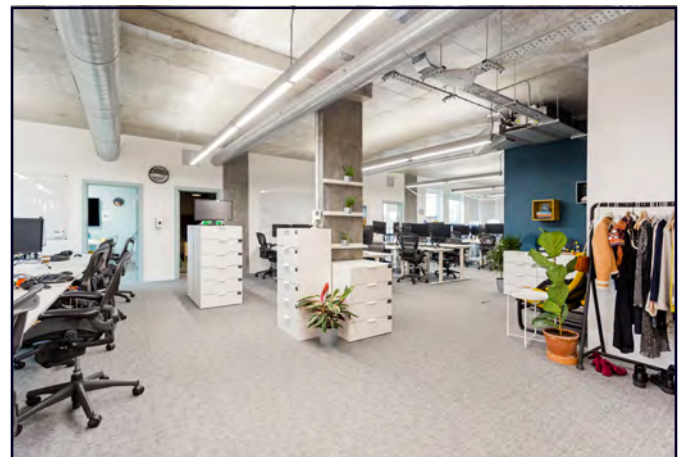
Tel: 07551 158799 or 020 3595 3121

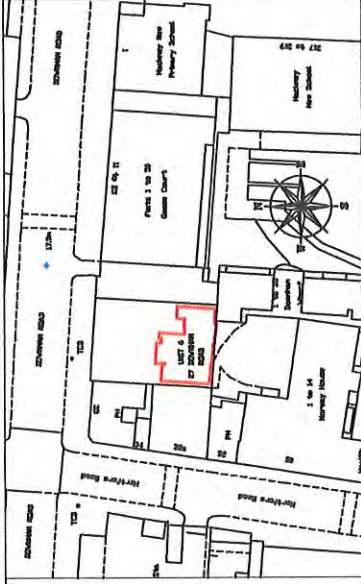
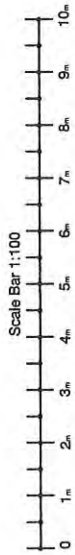
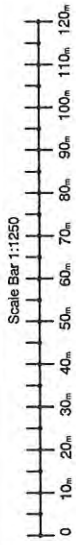
Phil Snowden

Email: ps@makingmoves.london

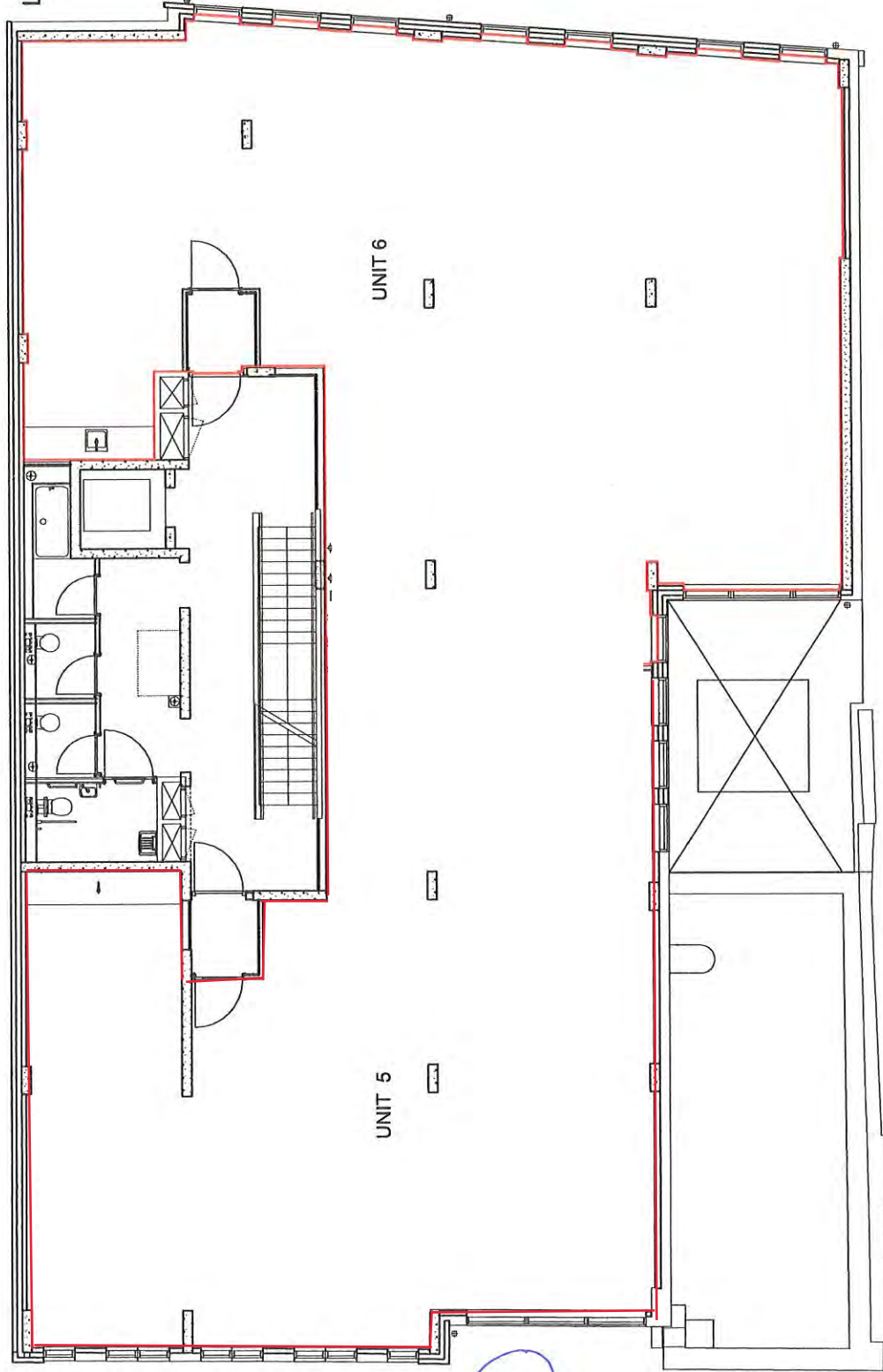
Tel: 07765 722626 or 020 3595 3121








LOCATION PLAN ~ 1:1250



UNIT 6 THIRD FLOOR DEMISE PLAN

No	Date	Revision
Project :		
UNIT 6 27 DOWNHAM ROAD		
LONDON		
NT 5AA		
Client :		
W. CUMBER & SON (THEALE) LIMITED		
Title :		
UNIT 6 THIRD FLOOR DEMISE PLAN		
Scale :		
1:100 @ A3 and 1:1250 @ A3		
Date :		
25.04.2018		
Drawing No :		
06441/177 - 09		
CAD Ref :		
6441/17-unit6thirdfloordemiseplan.dwg		
Drawn :		
FSG		
 Lewis Berkeley 92 BANNER STREET LONDON EC1Y 8JU Tel: 020 7491 3198 Fax: 020 7491 4488 email: admin@lewisberkeley.co.uk		



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