



MAKING MOVES



EXIT



**GROUND FLOOR &
MEZZANINE LEVEL,
THE YARD,
122 EAST ROAD,
LONDON,
N1 6FB**

3,885 SQ FT

HIGHLIGHTS:

- Plug & Play
- Self Contained
- Boardroom, Meeting Rooms, & Phone Booth
- Kitchen & Breakout Area
- Private Showers & Lockers
- Access to Private Garden
- Secure Bike Storage
- 4m Ceiling Height
- Branding Opportunity
- Exposed Services

WE ARE OFFICES

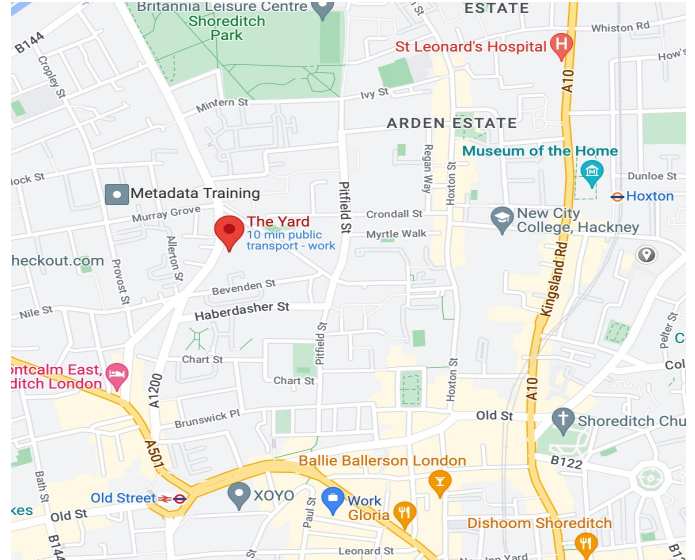
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



Located at 122 East Road, The Yard has Angel to the north and Shoreditch to the south and is within a 5-minute walk of Old Street station and has various bus routes nearby.

In addition, a myriad of shops, restaurants, cafes, bars and various amenities make it a highly convenient location to work.



DESCRIPTION:



This office offers a fully fitted, creative style office over the ground floor and mezzanine level. The office is fully fitted with boardroom, meeting rooms, phone booth kitchen, breakout space and two large open plan desking areas.

The office also benefits from private shower facilities, access to private garden and secure bike storage.

TERMS:



Available by way of a short term assignment or sublease until July 2023.

A new lease is also available direct with the landlord.

EPC:



An EPC is available on request

VAT:



This building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS:

| Floor | Size (sqft) | Quoting Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|---------------|-------------|--------------|----------------|----------------|------------|-------------|
| Ground & Mezz | 3,885 | £49.50 | £6.57 | £15.88 | £279,526 | £23,294 |

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

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