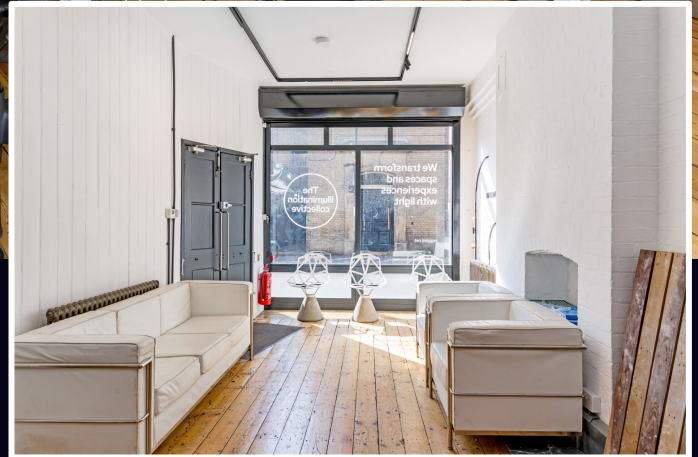




MAKING MOVES



EXIT



**GROUND & LOWER
GROUND FLOOR,
28 COWPER STREET,
LONDON,
EC2A 4AS**

1,227 SQ FT

HIGHLIGHTS:

- Plug & Play
- Kitchenette
- Internal Staircase
- Front Glazing with Branding Opportunities
- Warehouse Style Finishes
- High Ceilings
- Low Business Rates

WE ARE OFFICES

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



MAKING MOVES

**GROUND & LOWER GROUND FLOOR, 28
COWPER STREET, LONDON, EC2A 4AS**



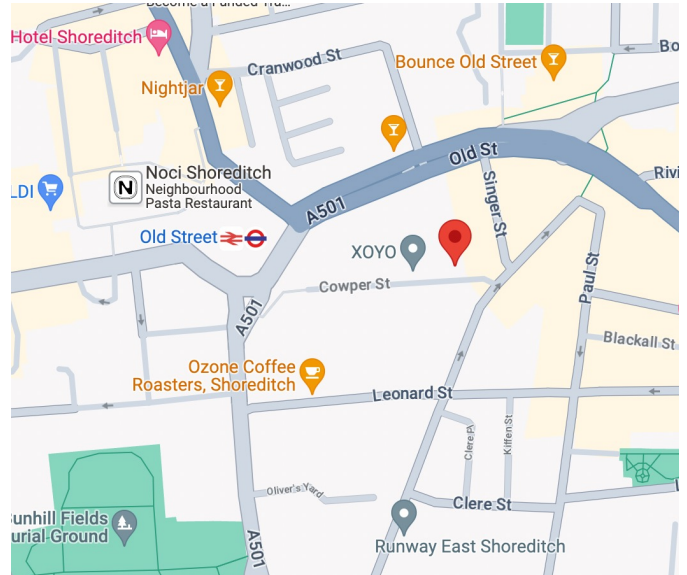
EXIT

LOCATION:



The office is perfectly located next to Old Street Station, providing quick access across London tube network.

Whitecross food market is a short walk from the building, perfect for lunch and there are various bars and restaurants in the immediate area for post work drinks.



DESCRIPTION:



This office is a fully fitted ground and lower ground floor office space that comes with desks, chairs and kitchenette.

The office has a large street front glazing providing any occupier with branding opportunities.

TERMS:



Available by way of a new lease direct with the landlord

EPC:



An EPC is available on request

VAT:



The building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
G & LG	1,227	£40.00	£4.23	£4.47	£59,755	£4,980

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Dom Drew

Email: dd@makingmoves.london

Tel: 07442 982174 or 020 3595 3121

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