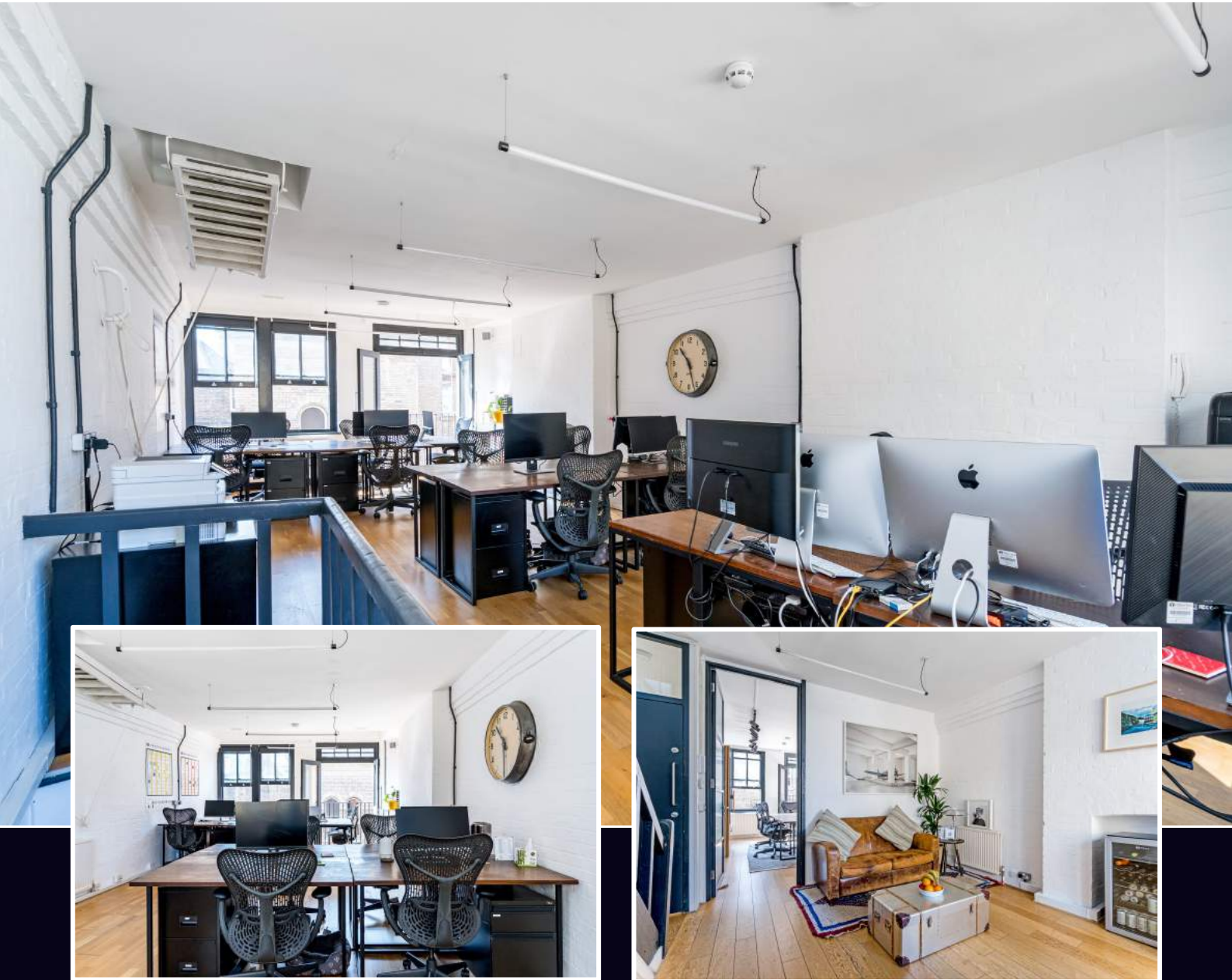




MAKING MOVES



EXIT



**1<sup>st</sup> & 2<sup>nd</sup> FLOOR,  
28 COWPER STREET,  
LONDON,  
EC2A 4AS**

**818 SQ FT**

**HIGHLIGHTS:**

- Plug & Play
- Kitchenette
- Internal Staircase
- Boardroom
- Great Levels of Natural Light
- Warehouse Style Finishes
- High Ceilings
- Located Next to Old Street Station

**WE ARE OFFICES**

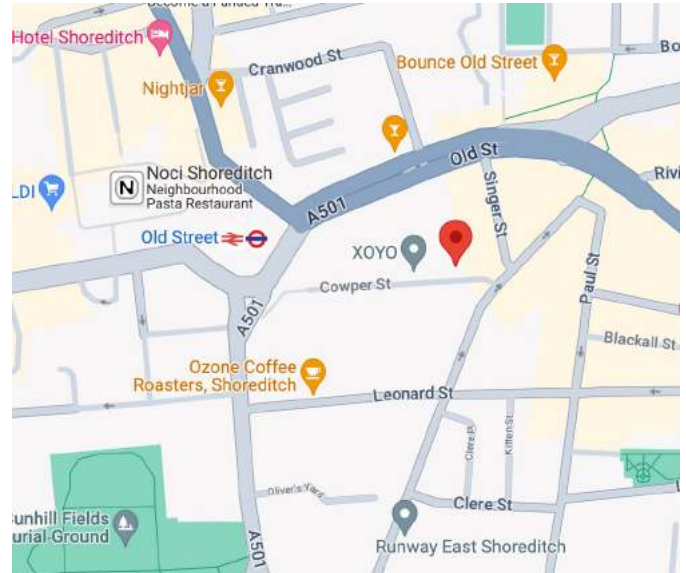
Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

## LOCATION:



The office is perfectly located next to Old Street Station, providing quick access across the 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 comes in fully fitted condition with desks, boardroom, kitchen and breakout area.

The office has great levels of natural light from dual aspect windows with warehouse features and high ceilings.

## 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)
1 <sup>st</sup> & 2 <sup>nd</sup>	818	£47.50	£4.23	£13.57	£53,563	£4,464

## 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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EXIT





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