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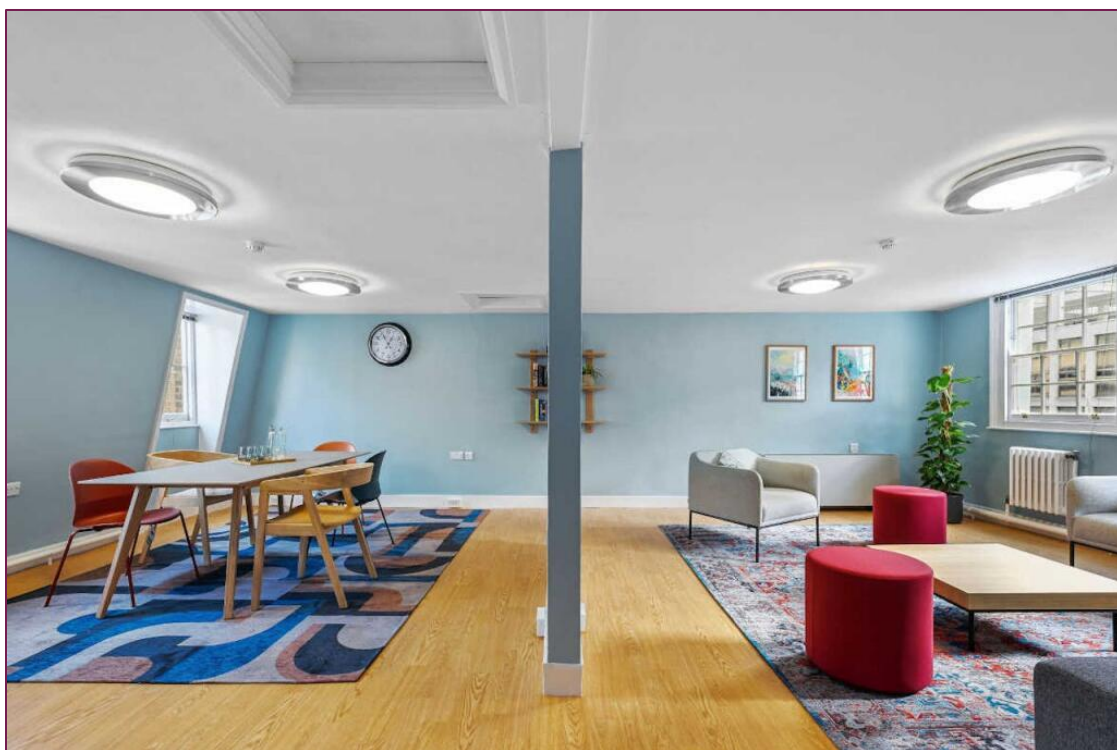


Commercial Office Space
1,489 / 1,698 / 2,164 / 3,250 sq. ft.

A stylish modernised Georgian townhouse off Finsbury Square

TO LET

The Townhouse, 15-17 Christopher Street, London EC2A 2BS



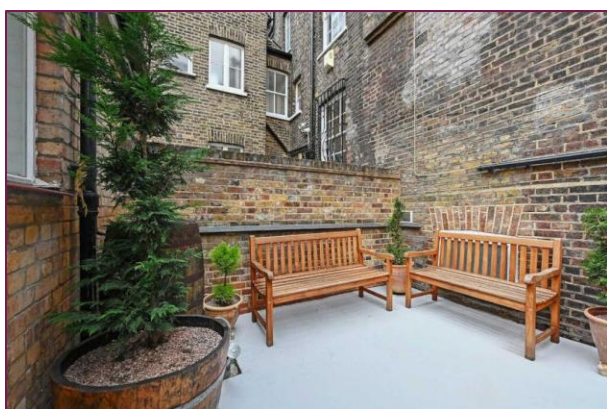
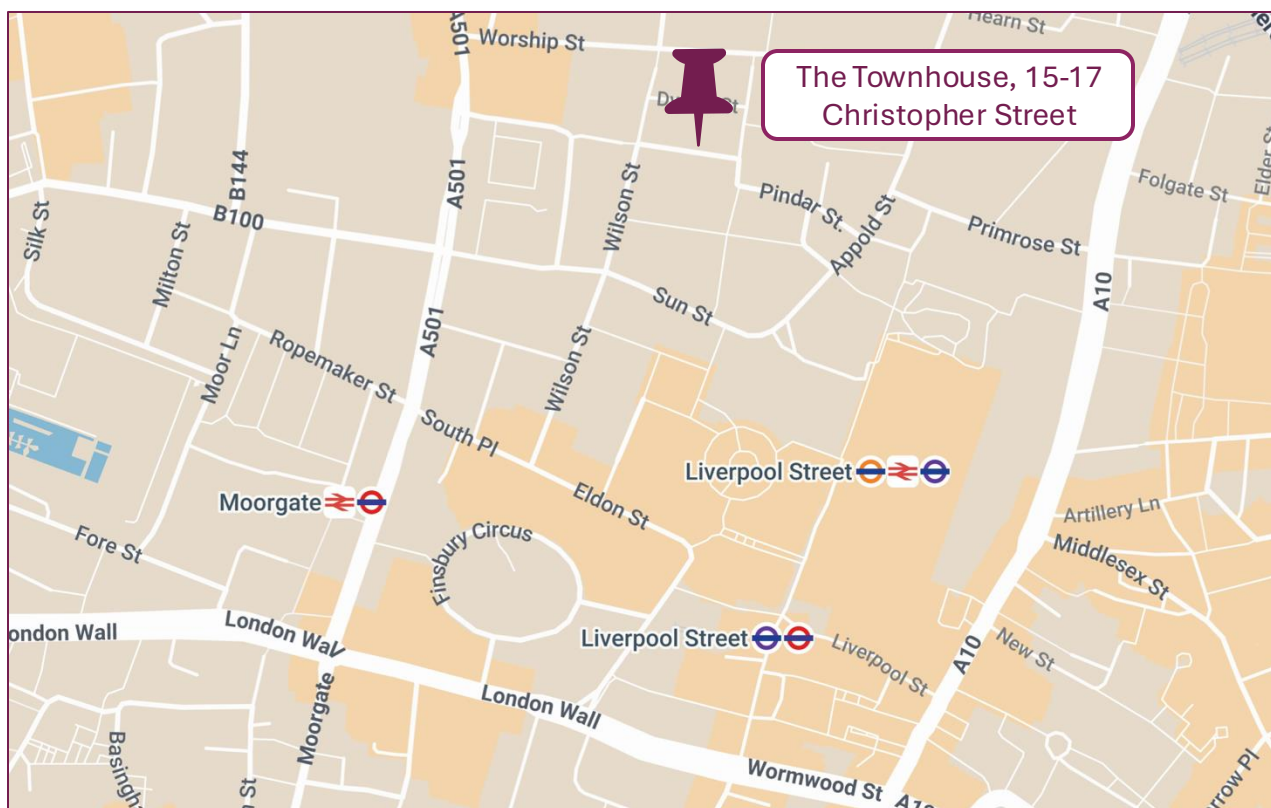
Location

Located on a quiet street in the city fringe off Finsbury Square, south of Shoreditch and north of Liverpool Street, the property provides peace and tranquillity within the heart of the capital. .

The property enjoys a superb location close to mainline transport links, including Liverpool Street (5 mins) and Moorgate (7 mins) stations and is served by numerous shops, cafes, restaurants, bars and hotels.

Transport

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



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Summary

15-17 Christopher Street has been comprehensively refurbished and partially fitted, providing space that is flexible and cost effective. The property is available in its entirety as self-contained building, or in part through the options detailed below. It presents an ideal opportunity to enjoy an office hub in the heart of this thriving district.

The property has dual aspects providing excellent natural daylight throughout. There is also a private courtyard to the rear that provides outside space suitable for relaxation or events.

It combines modern facilities, impressive energy efficiency with beautiful characterful office space for a dynamic and attractive working environment. The property is available for immediate occupation.

Amenities

- Flexible townhouse office
- Available self-contained
- Meeting rooms / private offices
- Air Conditioning
- Wi-Fi available to each floor
- Secure access fobs & intelligent security
- Private courtyard & event space
- Secure bike storage
- 3 showers & drying facilities
- Furniture solutions available

Lease

New lease for a term by arrangement

EPC

Rating of B



| Size | Rent | Service Charge | Rates | Total Occupational Costs | |
|---|---------------|----------------|---------------|--------------------------|-----------|
| Sq. Ft. | £ per Sq. Ft. | £ per Sq. Ft. | £ per Sq. Ft. | PCM | Per annum |
| Option 1 - Third & Second Floors: | | | | | |
| 1,489 | £39.50 | £8.00 | £13.65 | £7,588 | £91,052 |
| Option 2 - First, Ground & Lower Ground Floors: | | | | | |
| 1,698 | £39.50 | £8.00 | £13.65 | £8,653 | £103,833 |
| Option 3 - Third, Second & First Floors: | | | | | |
| 2,194 | £39.50 | £8.00 | £13.65 | £11,180 | £134,163 |
| Option 4 – Entire Building: | | | | | |
| 3,250 | £39.50 | - | £13.65 | £14,395 | £172,738 |

Note: VAT is payable on Rent & Service Charge

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