

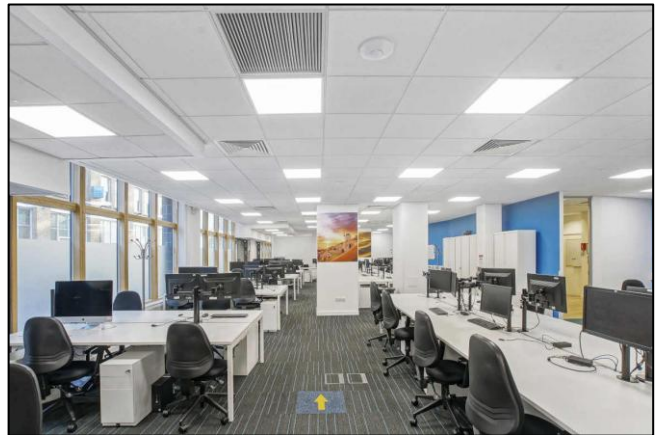
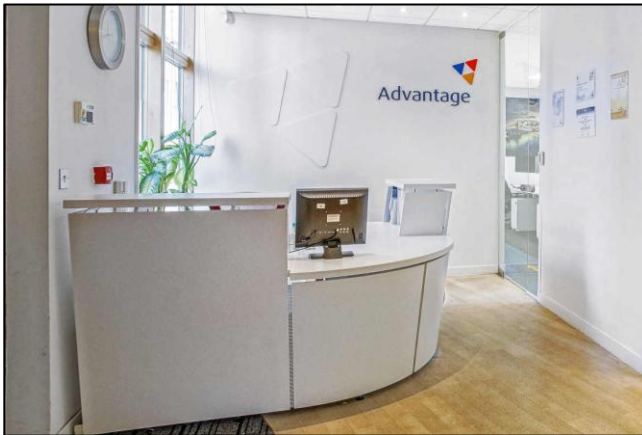
Commercial Office Space

4,860 sq. ft. / 451.51 sq. m.

Fully fitted and furnished office close to Old Street Station

# TO LET

21 Provost Street, London N1 7NH



## LOCATION

Ideally located close to Old Street roundabout in Shoreditch.

Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever-growing list of occupiers alongside a wide range of cafes, bars and restaurants.

## TRANSPORT

Old Street (Northern Line and National Rail)

Hoxton (Overground)

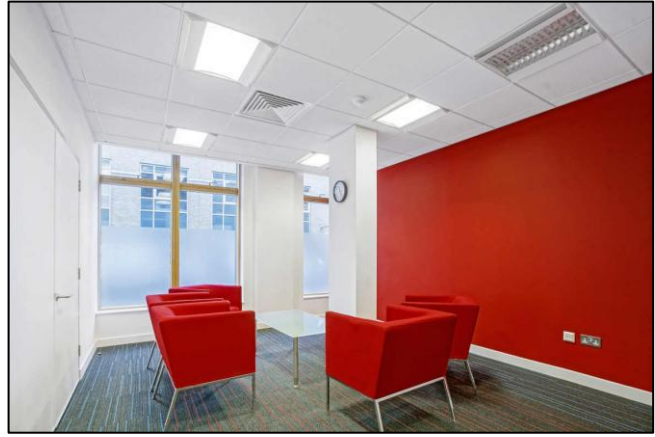
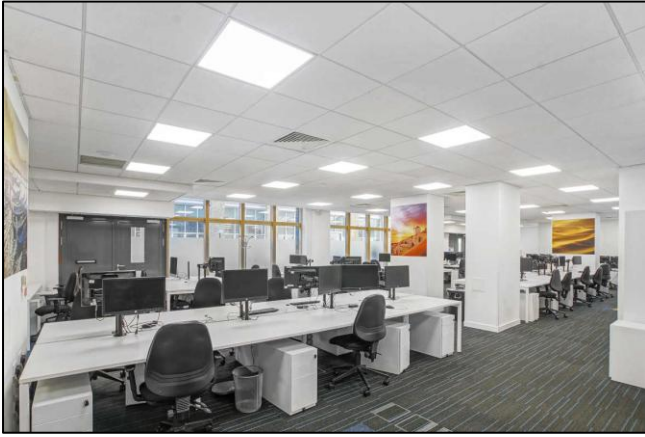
Angel (Northern line)

Moorgate (Circle, Elizabeth, Hammersmith & City, Metropolitan and Northern lines)

Various bus routes to the City and West End

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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## DESCRIPTION

Fully fitted and furnished, self-contained ground floor office with 60+ desks, private offices, meeting rooms, kitchens and W/Cs.

Available from early December 2026.

## HIGHLIGHTS

- Self-contained
- Reception
- Open plan office furnished with 60 desks
- 4 meeting rooms / private offices
- 1 conference room with concertina partition
- Large, fitted kitchens
- Tea point serving conference / meeting rooms
- Storage rooms & fitted storage
- Comms room
- Air-conditioned
- Fully cabled raised access floors
- Suspended ceiling with integrated lighting
- Fibre connectivity
- W/C's and shower
- CCTV & alarm
- Entry phone & security doors

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	4,860	451.51

## LEASE

Flexible lease terms are available on a furnished or unfurnished basis.

## RENT & SERVICE CHARGE

Per Annum	Per sq. ft.
£190,000	£39.09

## RATES

The property is currently assessed as five separate assessments with Rateable Values totalling £128,000, making rates payable for 2026/27:

Per Annum	Per sq. ft.
£54,767.30	£11.27

Interested parties should verify this information with the London Borough of Hackney.

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£244,767	£20,397

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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# FLOOR PLAN



0m 5m  
Scale 1:100



Ground Level