

Shoreditch, London EC1

313-319 Old Street

Class E Opportunity, Available Subject to Vacant Possession



Location

The subject property occupies a prominent corner location at the junction of Old Street and Rufus Street, in close proximity to Hoxton Square and an 8-minute walk to Old Street station.

There is a strong F&B presence, including **Old Street Records, Plates** (the first Michelin-starred vegan restaurant), **Artist Café** and **Senza Fondo**, in addition to a strong office and residential catchment.

Demise

The property is arranged over ground and basement floors, comprising the following approximate Gross Internal floor areas (net of columns and stairs):

Ground Floor	2,889 sq ft	268 sq m
Basement	3,165 sq ft	294 sq m
Total	6054 sq ft	562 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£240,000 per annum exclusive.

Service Charge

Available upon request.

Rates

Rateable Value	£187,000
Rates Payable	£107,525 p.a.

Interested parties are advised to make their own enquiries through Islington Council on 020 7527 2633.

EPC

Rating C (67C), expiring 11th May 2032. Further information available on request.

For further information or to arrange a viewing please contact:

forge

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