



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## WAREHOUSE STYLE OFFICE TO LET

**2<sup>nd</sup> Floor, 32-37 Cowper Street, EC2A 4AW**  
**2,300 ft<sup>2</sup> (214 m<sup>2</sup>)**



### LOCATION

Situated in the Old Street/Shoreditch area, Cowper Street runs between Old Street roundabout to the west and Tabernacle Street to the east. The Property is located on the northern side of Cowper Street, with Old Street Station approximately 100 metres away (Northern Line and National Rail Services). Liverpool Street Station (Central, Circle, Metropolitan, Hammersmith & City, Overground and National Rail services) is approximately 0.70 miles due south east.

### DESCRIPTION

The property comprises the second floor which has been fitted out to a high specification by the outgoing tenant and can be included along with the desks, subject to agreement. Amenities include:

- Goods lift
- Demised WCs
- Wooden flooring
- Central heating
- Good natural light
- Perimeter trunking
- Kitchen
- Meeting Room



## LEASE

New lease available direct from the Landlord

## RENT

£55 per ft<sup>2</sup>

## 2017 RATEABLE VALUE

£71,500

## SERVICE CHARGE

£4.50 per ft<sup>2</sup> (insurance included)

## EPC

E104

**For more information or to arrange a viewing, please contact:**

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