



0207 491 0207

JONES  
NORRIS  
ADAMS

CHARTERED SURVEYORS

## 59-65a Worship Street, EC2A

Self-Contained Office Building To Let  
16,071 ft<sup>2</sup> (1,493 m<sup>2</sup>)



### LOCATION

The property is located on the northern side of Worship Street which is situated just north of Broadgate and Finsbury Square and south of Shoreditch. The area benefits from excellent amenities, including numerous bars, restaurants and shops. Liverpool Street (**Central Line, Circle, Hammersmith and City and Metropolitan Lines**) and Moorgate (**Northern, Hammersmith and City, Circle and Metropolitan Lines**) Stations are both within walking distance.

## DESCRIPTION

The property is self-contained, arranged over lower, ground and three upper floors, with a central staircase connecting the two. There is also a large private courtyard to the side of building suitable for car parking.

Front Building	Sq. Ft	Rear Building	Sq. Ft
Basement	1,843	Basement	1,100
Ground Floor	2,065	Ground Floor	1,229
1 <sup>st</sup> Floor	2,882	1 <sup>st</sup> Floor	1,229
2 <sup>nd</sup> Floor	2,785	2 <sup>nd</sup> Floor	1,166
3 <sup>rd</sup> Floor	543	3 <sup>rd</sup> Floor	1,229
Sub-total	10,118	Sub-total	5,953
<b>Total</b>	<b>16,071</b>		

## AMENITIES

- Private gated courtyard
- Shower facilities
- Good floor to ceiling height
- Comfort cooling
- W/Cs
- Passenger lift
- Bicycle storage
- Warehouse features

## LEASE

A new full repairing and insuring lease is available direct from the landlord, for a term to be agreed. To be let as a whole only.

## RENT

On application.

## BUSINESS RATES

£10.00 psf approx. (subject to verification 2017/18).

## EPC

To be provided.

**For more information or to arrange a viewing, please contact the joint sole agents:**

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