



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

**WAREHOUSE STYLE
OFFICE TO LET**

27 Cowper Street, EC2A 4AW

Available from August 2024.

1,985 ft² (184 m²)



Cowper Street runs eastbound from the new Old Street Station (City Road) exit to Tabernacle Street. The Property is situated on the northern side.

Old Street Station provides access to **Main Line and Northern Line** services whilst numerous bus routes pass along nearby.

DESCRIPTION

The Property comprises a self-contained office arranged over basement, ground and two upper floors. Amenities include:

- WCs
- Roller Shutter Door
- Central heating
- Good natural light
- Wooden Flooring
- Comfort Cooling

FLOOR AREAS (NIA)

Floor	Ft ²	M ²
Basement	600	55.71
Ground	536	49.79
First	428	39.76
Second	421	39.10
TOTAL	1,985	184.36



LEASE

The Property is to be let as a whole by way of a new lease direct from the Landlord.

RENT £70,000 per annum

BUSINESS RATES Previously entered into the 2023 List as two Assessments -
B&GF - Rateable Value £26,500
1&2F – Rateable Value £26,250
Both entries were removed on 15 June 2022

VAT Not Elected

EPC D – valid until 30th May 2031

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

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