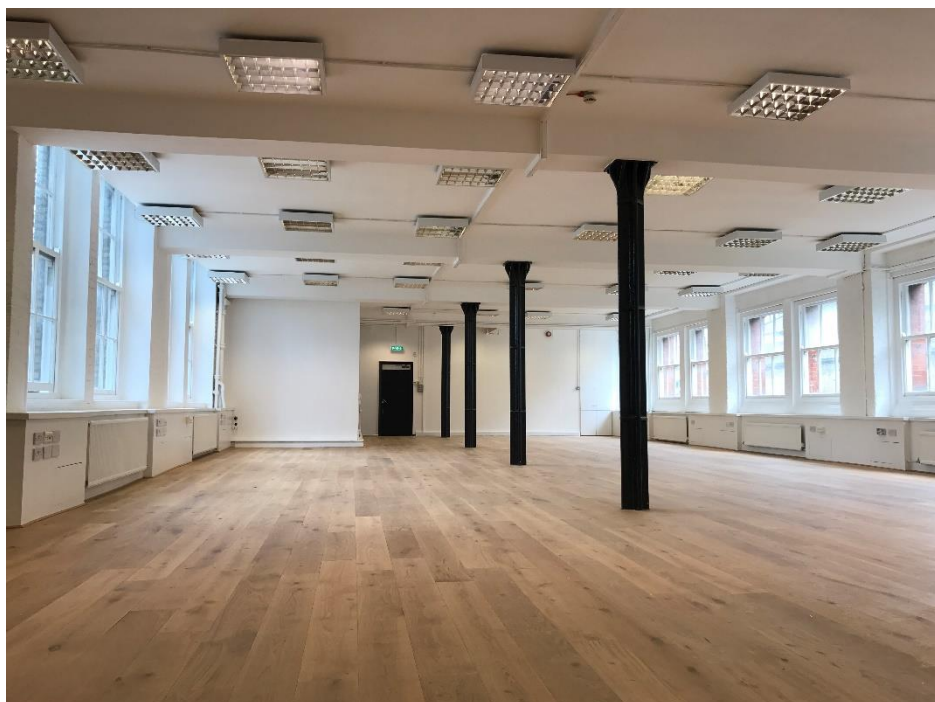


# WAREHOUSE STYLE OFFICES TO LET

32-37 COWPER STREET, EC2A  
2<sup>nd</sup> floor - 2,300 ft<sup>2</sup> (214 m<sup>2</sup>)

Jones Norris Adams  
23 Barrett Street  
St Christopher's Place  
London, W1U 1BF

Tel: 0207 491 0207  
Web: [jnproperty.com](http://jnproperty.com)



## 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 100m away (Northern Line). Liverpool Street Station (Central, Circle, Metropolitan, Hammersmith & City, Overground and National Rail services) is a 10-minute walk away.

## AMENITIES

- Goods lift
- Demised W/Cs
- New wooden flooring
- Central heating
- Perimeter trunking
- Good natural light
- Dual aspect
- Open plan

## LEASE

New lease available direct from the landlord

## RENT

£45pft<sup>2</sup>

## BUSINESS RATES

Approx. £14.90 pft<sup>2</sup> pa

## SERVICE CHARGE

£4.50 pft<sup>2</sup> (insurance included)

## EPC

To be provided

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

Georgia Eckert

020 7491 0207

[georgia.eckert@jnproperty.com](mailto:georgia.eckert@jnproperty.com)