



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

**OFFICES TO LET**  
**32a-37 COWPER STREET, EC2A 4AW**  
**2,300 ft<sup>2</sup> – 4,600 ft<sup>2</sup>**  
**WAREHOUSE STYLE**



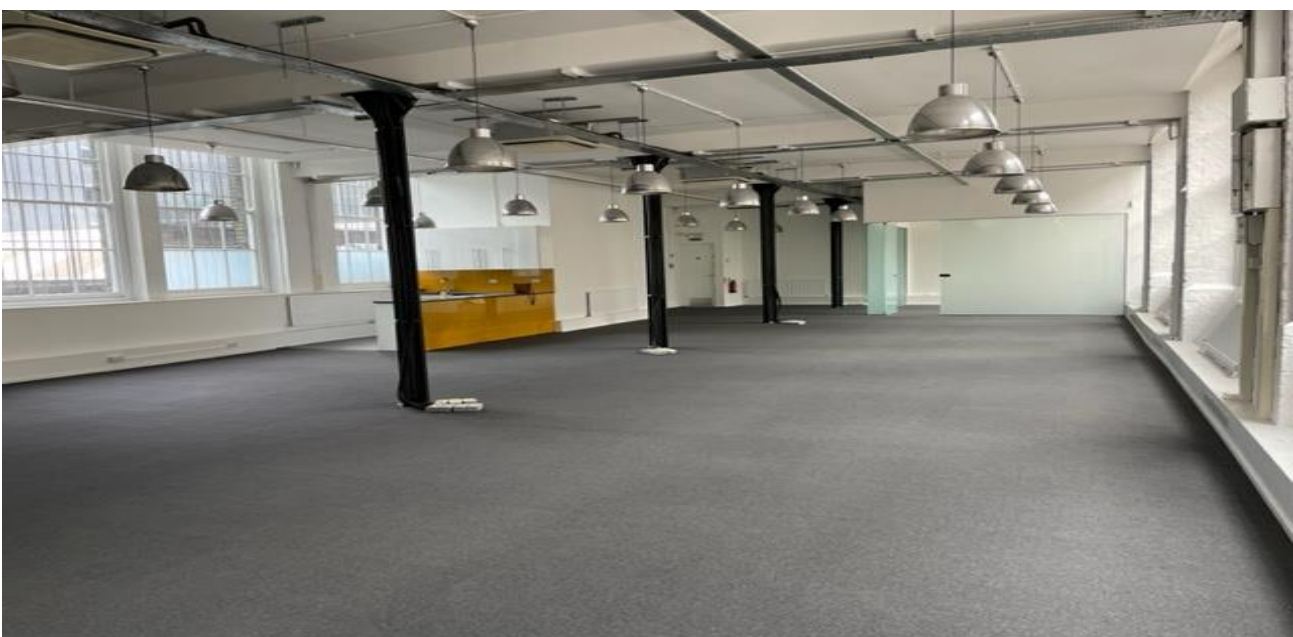
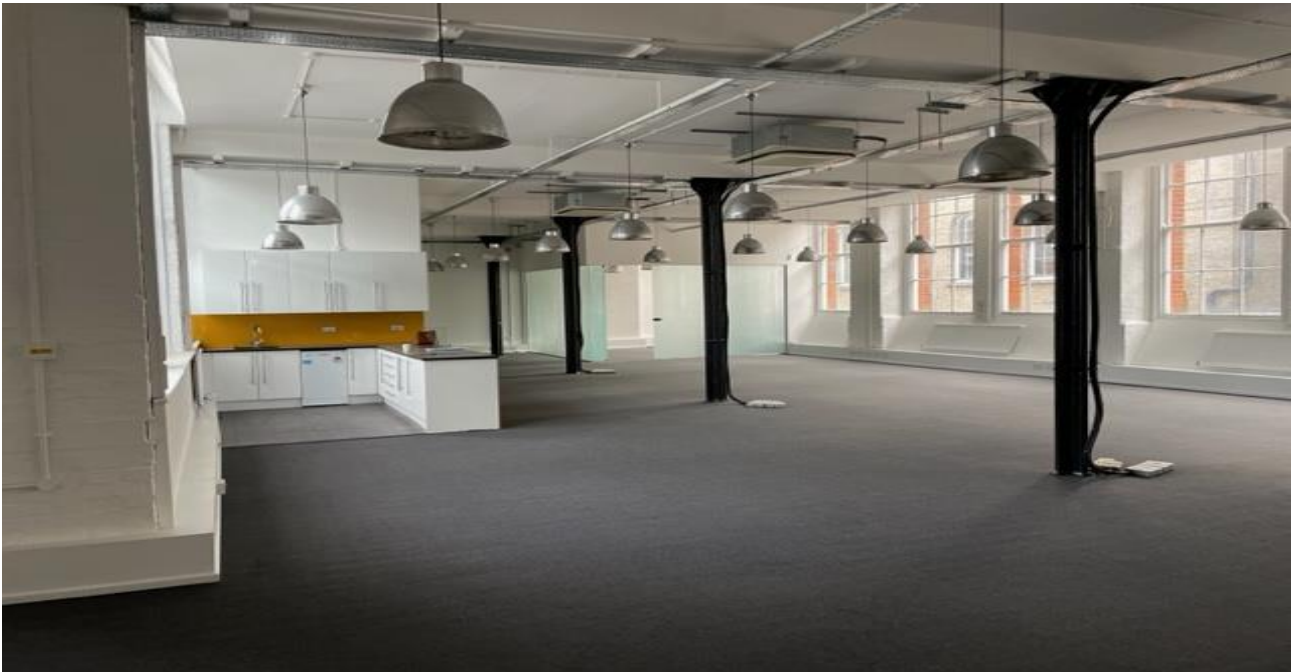
**Highlights**

- Central Location, Old Street Underground station entrance is located just 50m away
- Excellent floor to ceiling heights
- Fashionable Warehouse style space
- 'Light and Airy' workspace

## FIRST FLOOR DESCRIPTION

The first-floor office has a total area of 2,300 ft<sup>2</sup> and includes the following amenities:

- Goods lift
- Demised WC
- Carpet flooring
- Central heating
- Demised shower
- Comfort cooling
- Good natural light
- Perimeter trunking
- Kitchen
- Meeting Room



Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. Regulated by the RICS.



## SECOND FLOOR DESCRIPTION

The second-floor office has a total area of 2,300 ft<sup>2</sup> and includes the following amenities:

- Goods lift
- Demised WC
- Wooden Flooring
- Central heating
- Good natural light
- Perimeter trunking
- Kitchen
- Meeting Room



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## LEASE

The floors are available together or separately by way of a new lease available direct from the Landlord for a term to be agreed.

Floor	Size ft <sup>2</sup>	Rent pft <sup>2</sup>	Rates pft <sup>2</sup>	Service Charge pft <sup>2</sup>	Total pft <sup>2</sup>	Status
First	2,300	£39.50	£17.07	£4.50	£71.57	Available
Second	2,300	£37.50	£17.07	£4.50	£66.57	Available
<b>Total</b>	<b>4,600</b>					

Planning Use            **Class E**

EPC                        **E (expires 19<sup>th</sup> July 2027)**

Rateable Values        **First Floor     £64,500 (2023)**  
                                  **Second Floor  £61,500 (2023)**

VAT                        **Not Elected**

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

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