



0207 491 0207

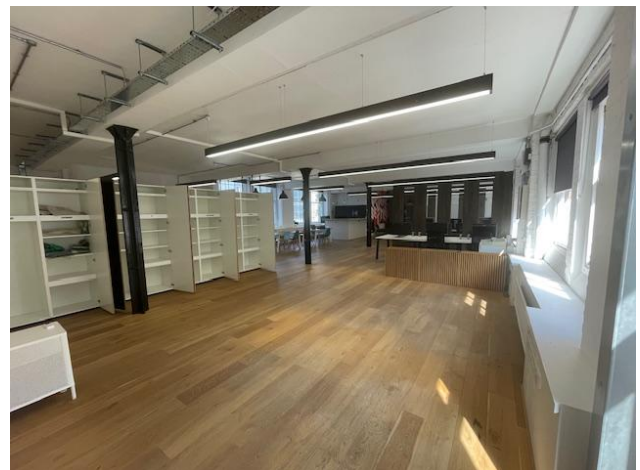
**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

**WAREHOUSE STYLE  
FULLY FITTED OFFICE TO LET**

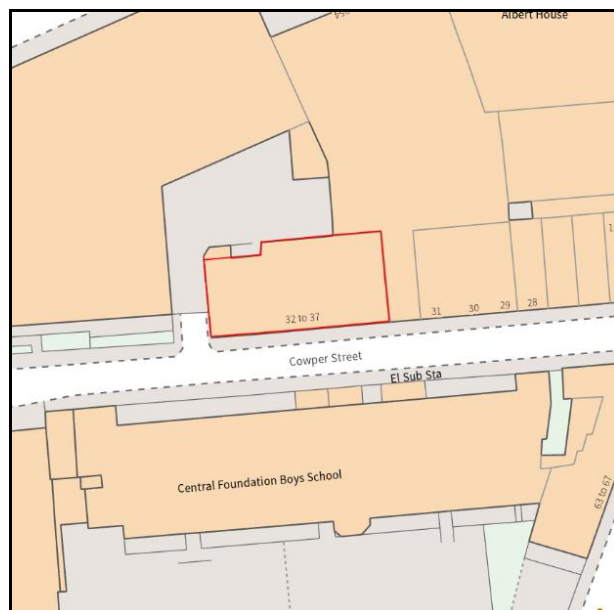
**Second Floor  
32a-37 Cowper Street, London, EC2A 4AW**

**213.68 m<sup>2</sup> / 2,300 ft<sup>2</sup>**



## LOCATION

The Property is situated on the north side of Cowper Street in the Old Street / Shoreditch area of London. The new Cowper Street entrance to Old Street Station (Northern and main line services) is situated 50 metres to the west of the Property.



## DESCRIPTION

The Property is situated on the second floor of a former warehouse. It provides open plan centrally heated office accommodation with good natural light, high ceilings, exposed brickwork and ironwork, together with demised male and female WCs. Access is via a staircase from Cowper Street. There is also a goods lift.

It has been fully fitted with 18 workstations, together with a separate meeting room, kitchen and break out area.

## PLANNING

The Property is within the London Borough of Islington. It is not listed but is within the “Bunhill Fields and Finsbury Square” conservation area. We understand that the Property has Class E use.

## BUSINESS RATES

The Property is entered into the 2023 Rating List as a “Offices And Premises” with a Rateable Value of £61,500. The UBR for 2025/2026 is 55.50.

## EPC

The Property has an EPC rating of “E (104)”. This Certificated is valid until 19<sup>th</sup> July 2027.

## AVAILABILITY

The Property is available to let on new full repairing and insuring leases at a rent of £103,500 per annum / £45.00 per ft<sup>2</sup>. VAT is not payable on the rent.

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

**Ian Norris**

[ian.norris@inaproperty.com](mailto:ian.norris@inaproperty.com)

07738 217 843

**Ted Papworth**

[edward.papworth@inaproperty.com](mailto:edward.papworth@inaproperty.com)

07789 363 306

