



MANAGED

ROCKET CAMPUS, 10
EAST ROAD & 145
CITY ROAD, OLD
STEET, LONDON, N1
6AD

FROM
1485 FT²

FROM
£135.00
per FT²



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DESCRIPTION

10 East Road presents an outstanding opportunity with four fully fitted office floors available, each approximately 4,000 sq ft. The 1st, 4th, 9th, and 10th floors offer flexible workspaces designed to cater to a variety of business needs. The standout feature is the communal terrace on the 10th floor, providing an ideal space for outdoor collaboration or relaxation. With a fully refurbished reception area that meets the demands of modern occupiers, this building offers both functionality and style, making it the perfect choice for businesses seeking a prime, well-connected location in London.





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Bee Stillman-Jones

bsj@tsp.co

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co

WHAT'S INCLUDED

THE BUILDING



Building Reception



Outdoor space



Showers



DDA Compliant



Dog Friendly

YOUR SPACE



Video Conferencing



3 Meeting Rooms



1 Board Rooms



38 Workstations

EXTRAS



H&S



Planting



B Corp Suppliers



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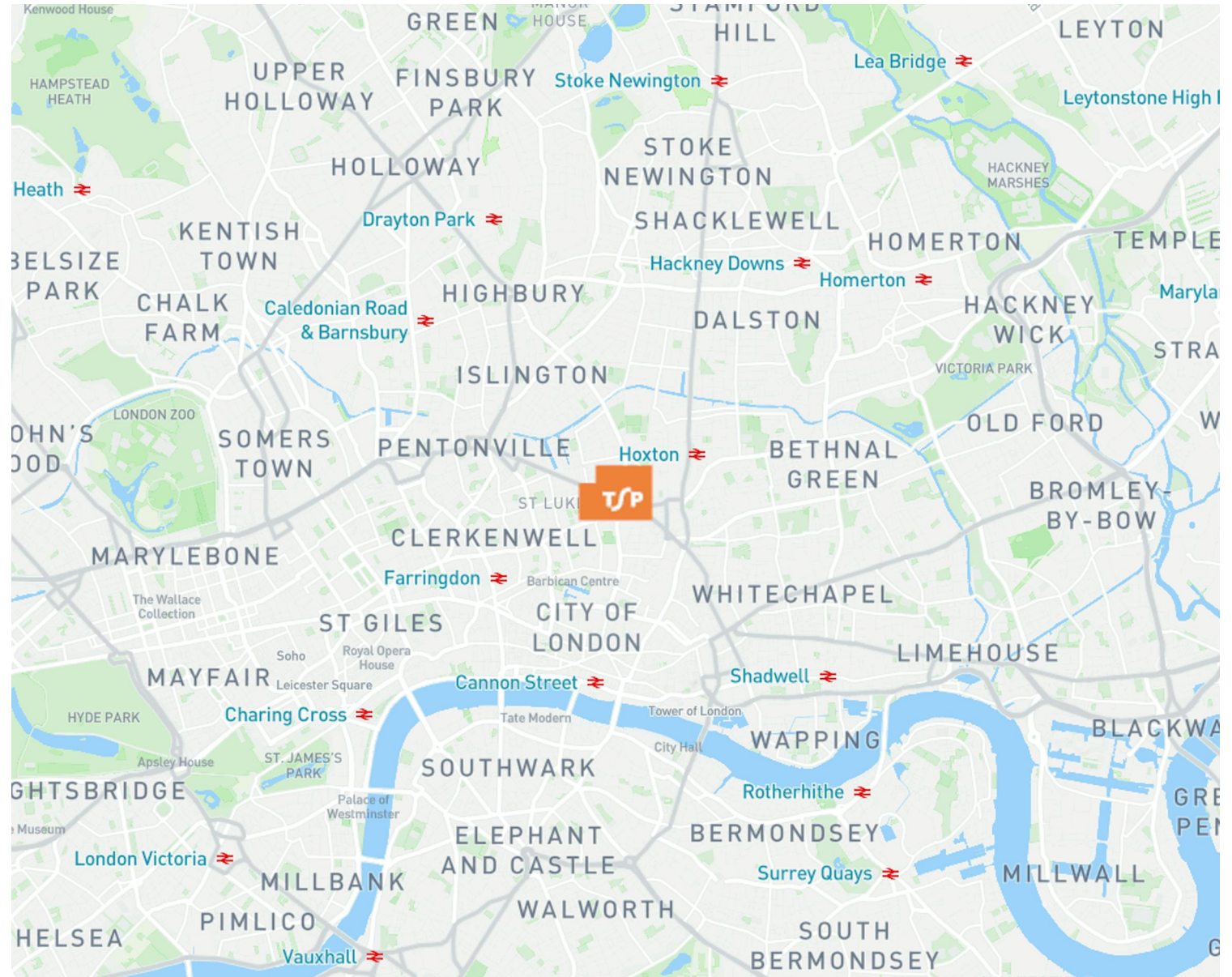
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10 East Road & 145 City Road
Old Steet
N1 6AD

NEAREST STATIONS

Old Street	Shoreditch High Street	Hoxton
0.2 miles / 3 mins walk	0.5 miles / 11 mins walk	0.6 miles / 11 mins walk



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AVAILABILITY

The accommodation comprises the following areas:

FLOOR/UNIT	SQ FT	SQ M	AVAILABILITY
1st	4,133	383.97	AVAILABLE
4th	4,133	383.97	AVAILABLE
9th	4,111	381.92	AVAILABLE
10th	3,731	346.62	AVAILABLE
10th	1,485	137.96	OCCUPIED



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LEASE TERMS

New Lease

EPC

B

RENT

£135 - £150 per sq ft Available managed from £135 per sq ft all inclusive

BUSINESS RATES

Rates Payable: £22 per sq ft

AVAILABILITY

Available Immediately

SERVICE CHARGE

£13 per sq ft



APPENDIX
