

Fully fitted and ready-to-go

Top two floors including 'penthouse' available on flexible terms

151 Rosebery Avenue, EC1

4,505 – 9,010 sq ft approx. now available



description

An opportunity to acquire two stunning floors within this stylish building towards the north side of Rosebery Avenue

The property comprises glazed curtain walls on two sides. Internally the building provides volume light and style throughout.

The property is located on the north side of Rosebery Avenue close to Angel Underground Station (Northern line) Farringdon Underground Station (Circle, Hammersmith and Metropolitan lines) can be easily reached on foot to the south.

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Misrepresentation Act. These descriptions and measurements do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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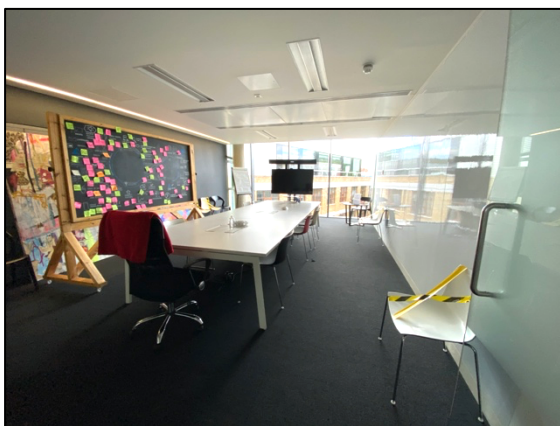
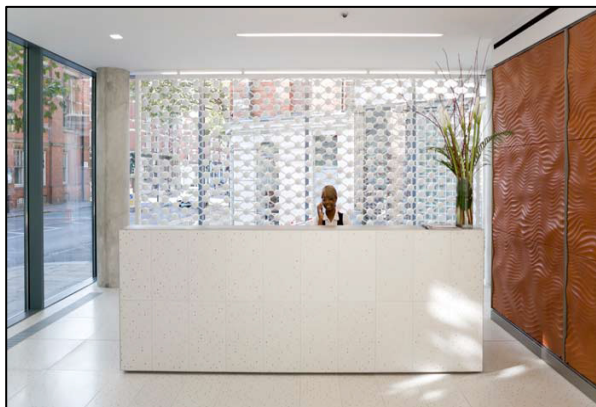
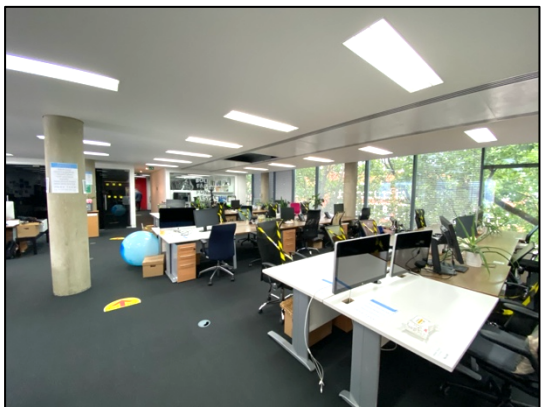
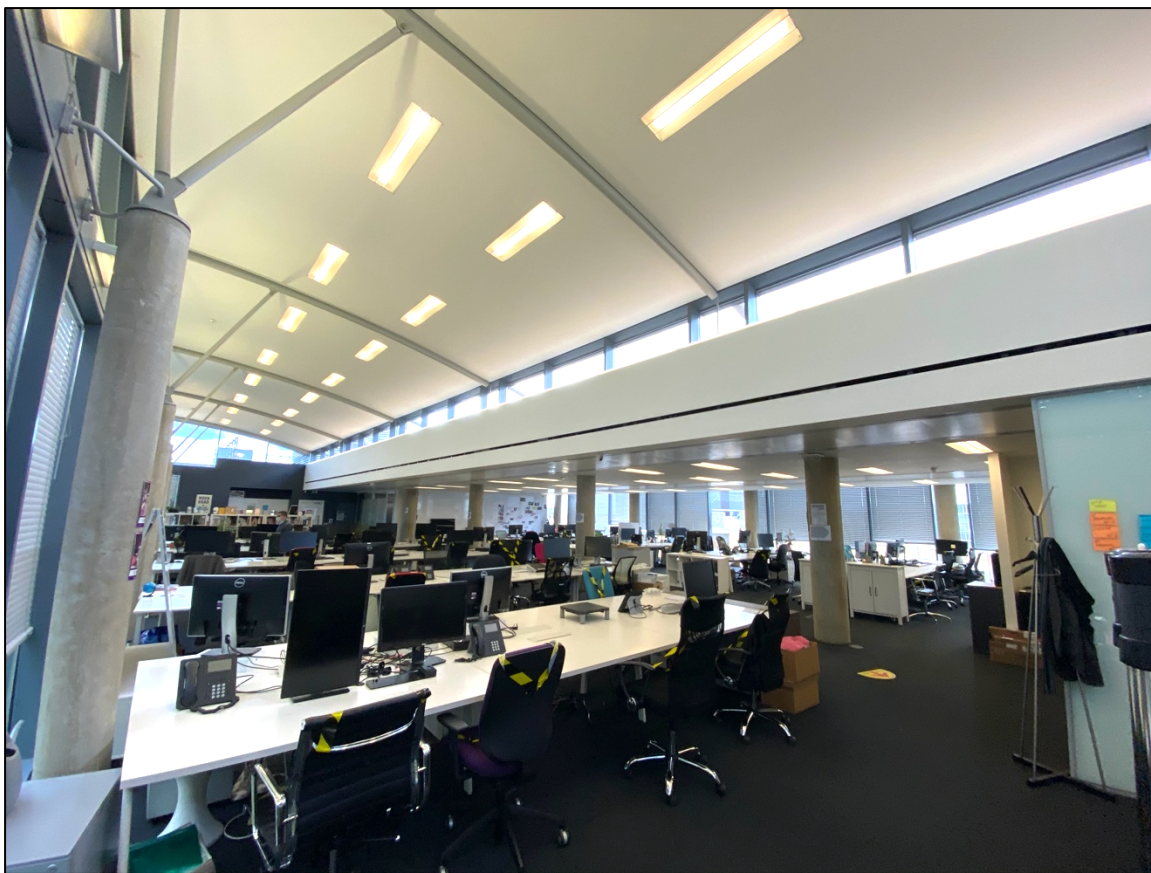
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amenities

- fully fitted and ready-to-go
- Stunning barrel-vaulted ceiling
- high ceilings throughout
- air cooling/ heating
- fitted kitchens
- impressive modern building
- reconfigured floors
- abundance of natural light
- penthouse floor available
- impressive building reception
- private w/c's + showers
- car parking by arrangement

fitout including

- workstations including: desking, task chairs and power + data ports
- glass style partitioned meeting room with boardroom table, chairs & av equipment
- Private offices
- private w/c's + shower
- fitted kitchen including: fridge and dishwasher
- data cabling in place
- feature lighting
- if required, a selection of loose furniture including: side tables, coffee table, lounge chairs, sofa, boardroom table + chairs, storage units, area rugs, fitted window blinds & live plants.

rent

quoting £59.50 psf pax as seen, including all furniture & fittings.

accommodation

penthouse 4 th floor	4,505 sq ft approx
3 rd floor	4,505 sq ft approx
<hr/> TOTAL	<hr/> 9,010 sq ft approx

lease

a new sublease for a term up until April 2024, outside the 1954 landlord and tenant act

viewing

please contact joint sole agents

pilcher hershman

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