



3rd Floor

From 2,147 - 10,946 SQ FT Available

LOCATION

The property is located on the north side of Banner Street, between the junctions with Whitecross Street and Bunhill Row.

The property is situated approximately 300 metres from Old Street Underground Station (Northern Line) and the roundabout, know as 'Silicon Roundabout' and home to some of the most prestigious tech, media, creative and architectural companies.

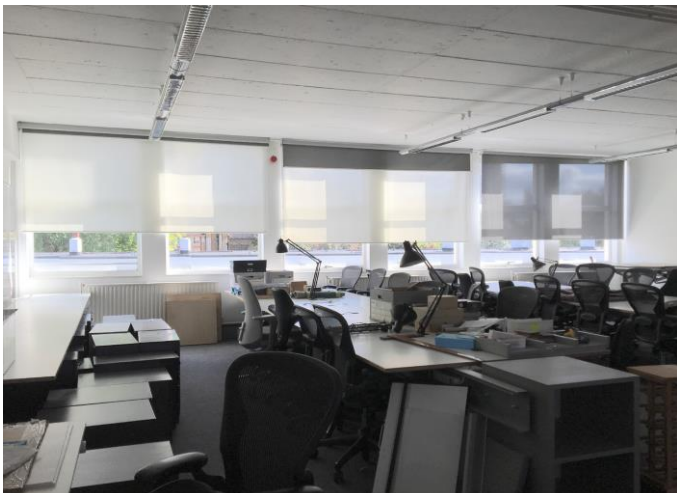
DESCRIPTION

The 3rd floor can be offered in a variety of configurations with space ranging in size from 2,174 sqft to 5,371 sqft and up to 10,946 sqft, providing either open plan self-contained space or a fully fitted Plug and Play option.



Discovery House 28-42 Banner Street London, EC1Y 8QE

*Indicative CGI – Floor can be split based on an incoming tenant's specific requirements up to 10,946 sqft





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AMENITIES

Fully Fitted (Plug and Play Option Available)
3m High Ceilings
Exposed Concrete Soffit
Demised WCs
Excellent Natural Light
Great Transport Links

Double Aspect
Lift
Bicycle Racks
Showers
Building Concierge
Fibre

TERMS

A new flexible sub-lease for a term up to December 2025. The lease will be subject to a rent review in December 2022.

Alternatively assignment of the whole for a term until December 2027, with a break in December 2025 and a rent review in December 2022.

RENT

£45.00 per sq ft per annum

RATES

£15.85 per sq ft (2018/2019)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£8.60 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents Noble Harris:-

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