

# OLD STREET - PROVOST & EAST CITY ROAD

LONDON, N1 7QU



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

At this convenient address, discover floors of co working and private offices that cater to your needs. The spaces are designed to promote productivity whether you're a team of one or 100, and month-to-month flexibility means your space is just as agile as you are. Plus, one all-inclusive rate makes things easy. Any work space can have a lounge and are decorated with custom murals.

More information on this location is coming soon.

## LOCATION

Close to Old Street Station, as well as a very convenient bus route from Angel Islington past the building and walkable from Angel.

## SPECIFICATION/AMENITIES

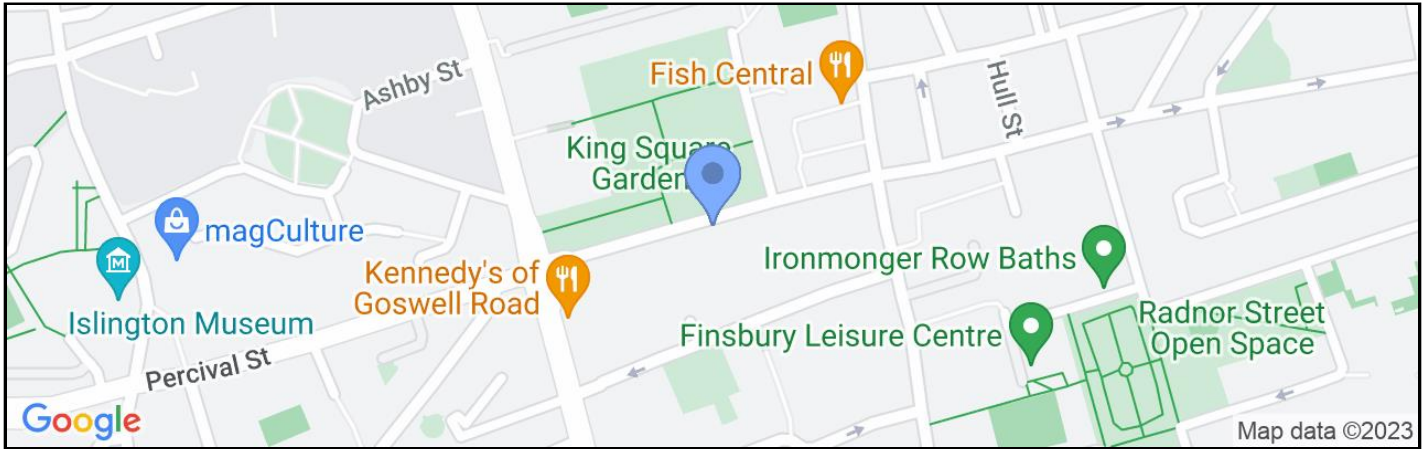
- Cleaning Services
- On site cleaners
- High Speed Internet
- Conference Rooms
- Printing
- Dog Friendly
- Showers and bicycle racks

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2023