

# LINEN COURT

10 EAST ROAD, LONDON, N1 6AD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Offering five floors of office space, this centre has been specifically designed to promote productivity and inspiration. Every detail of this building has been considered to provide everything a business needs to function smoothly consisting of a reception manned by a friendly team, private offices, conference rooms and breakout space. Because of this, it attracts all kinds of businesses varying in both industry and size meaning it is a fantastic place to base your business.

## LOCATION

Just a stone's throw from the technology hub at Silicon Roundabout, this centre is situated in a prime location with fantastic transport links such as Old Street tube station being a few minutes walk away and both Liverpool Street and Moorgate Stations are less than a 10 minute walk providing extensive access to the underground network and National Rail services. Old Street is also home to a fantastically vibrant and diverse nightlife and culture as well having countless bars and restaurants meaning anything from client lunches to after work drinks can be carried out with ease.

## SPECIFICATION/AMENITIES

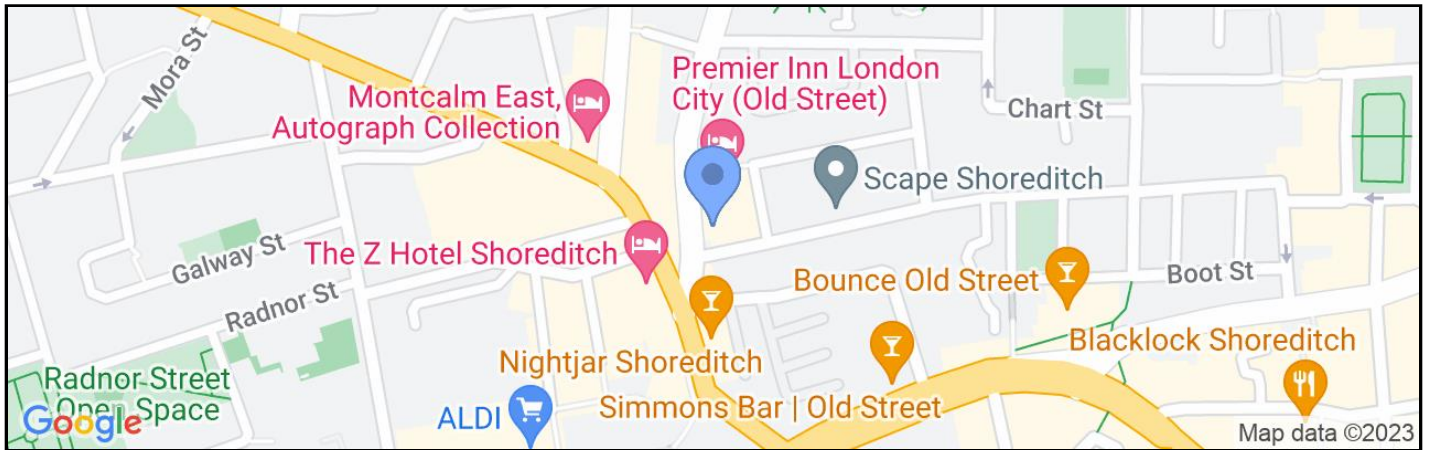
- Access 24/7
- Air-Conditioning
- Meeting room access
- Showers
- Kitchen
- Manned Reception
- Fibre Broadband
- CCTV

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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. December 2023