

BELCOR

CITY FRINGE REAL ESTATE

**VERY SPECIAL
WAREHOUSE STYLE
SELF-CONTAINED
OFFICE**

**PAPER MILL STUDIOS,
CITY GARDEN ROW
ANGEL
N1**

3,144 SQ FT

**OPTIONAL 1,023 SQ FT
APARTMENT FOR RENT**







DESCRIPTION

Paper Mill Studios provides an exquisitely restored self-contained office building beautifully curated by Gresford Architects.

Arranged over lower ground, ground and first floors, the commercial space has previously been used as a photography and film studio and would be of notable interest to creative, tech and media occupiers.

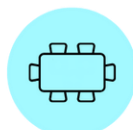
AMENITIES



AIR CONDITIONING



SELF-CONTAINED



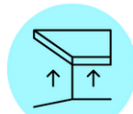
MEETING ROOMS



EXPOSED SERVICES



EXCELLENT NATURAL LIGHT



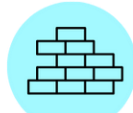
GREAT CEILING HEIGHTS



LOADING FACILITIES



WAREHOUSE STYLE
FEATURES



EXPOSED BRICK/WORK

BEAUTIFUL SELF-CONTAINED OFFICE BUILDING AVAILABLE



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OPTIONAL EXTRA : STUNNING FULLY FURNISHED PENTHOUSE APARTMENT



TRANSPORT

Angel- 10 mins



Old Street - 11 mins

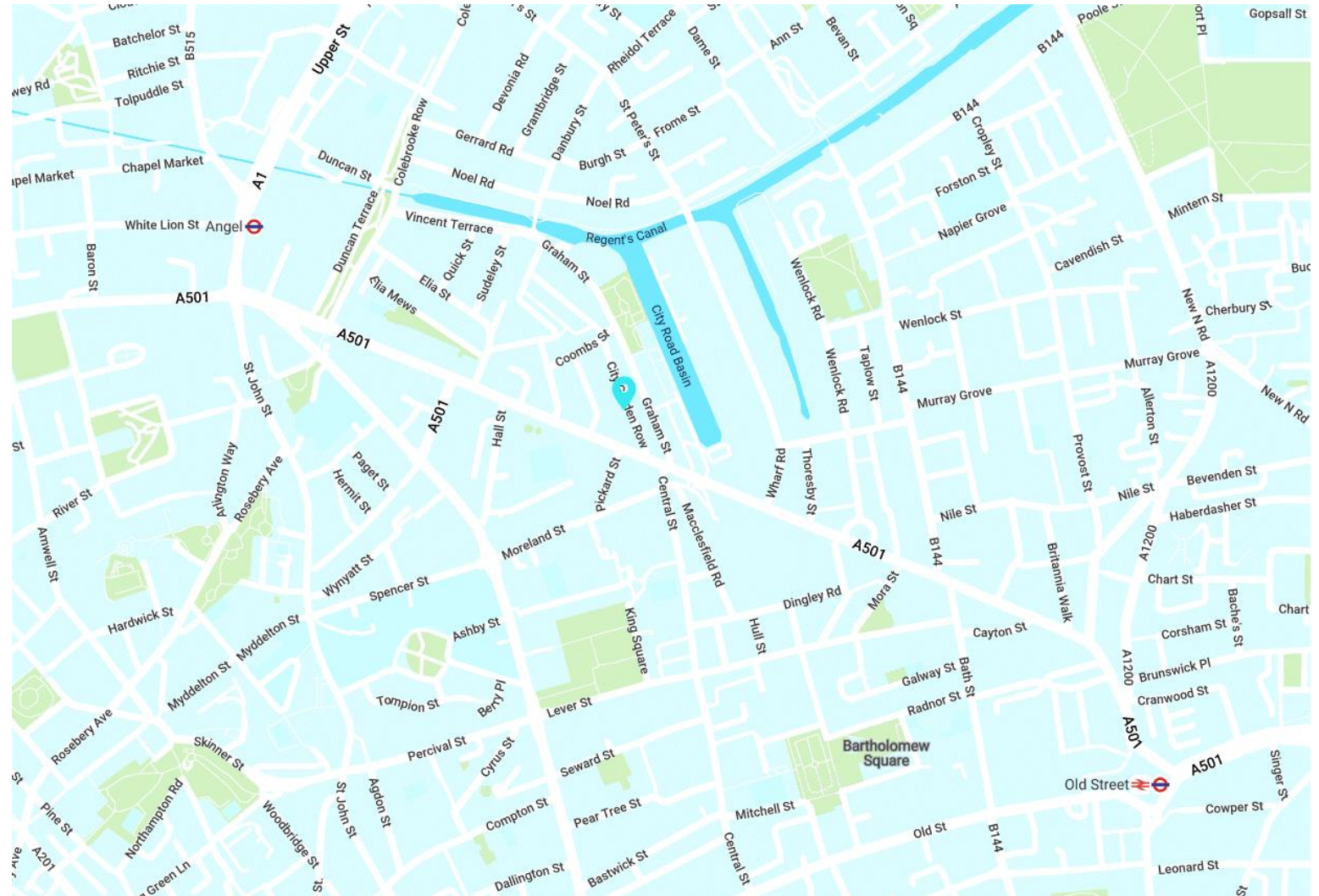


AREA

The property is located on City Garden Row, just off City Road and a walk away from Angel and Old Street station.

Paper Mill Studios benefits from being in proximity to several popular restaurants, bars and cafes and surrounded by a number of tech and media occupiers.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
First Floor	976					
Ground Floor	1,703					
Lower Ground Floor	465					
Total	3,144	Available	£55.00	£12.06	£5.00	£18,880
Residential	1,023	Available	£55.00	£1.88	£5.00	£5,275
TOTAL	4,167	Available	£55.00	£9.56	£5.00	£24,155

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available From October 2024.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM

JOE MEISEL MRICS PARTNER



jm@belcor.london
07872 350 838

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

ROB ELMAN AGENCY



re@belcor.london
07867 494 174