



Susskind.

12 Old Street EC1

14-18

NUSA

RICE BOXES SOUPS

Located on the South side of Old Street, close to its junction with Sycamore Street and directly opposite Morelands, a Derwent London development.

The building has been completely refurbished to provide brand new CAT A offices and offers an ideal HQ opportunity.



This gothic-style property was built in 1876 and is Grade II Listed. The facade benefits from numerous original features, such as pointed arches, rich cornicing and ornamental detailing. The building totals 8,162 sq ft over lower ground, ground and four upper floors (plus mezzanine). There are high ceilings throughout and the ground floor has significant street frontage onto Old Street.



The property is surrounded by a vast array of restaurants, bars and coffee shops. The area is also popular with various creative businesses and is a stone's throw away from Clerkenwell Road, one of Europe's leading showroom destinations. Old Street Roundabout, where new emerging companies are situated amongst fast growing and established businesses is a short walk away.



# 12 Old Street EC1

## Summary

Newly refurbished Grade II Listed office building situated in a prime Old Street location. Please note revised quoting rent.

## Features

- Newly refurbished
- Excellent natural light
- Fantastic floor to ceiling heights
- Modern finishes throughout
- Impressive reception lobby
- Showers and cycle facilities
- Passenger lift
- Comfort cooling
- Significant window frontage
- Self-contained HQ opportunity
- Loading access from the rear

## Transport

- Barbican
- Old Street
- Farringdon

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

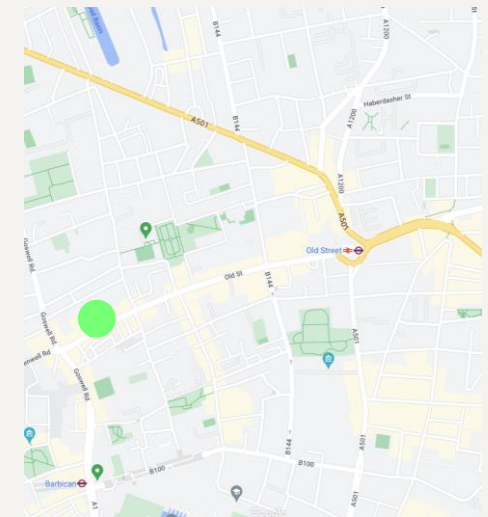
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fourth	1,291					Available
Third	1,359					
Second	1,325					
First	1,314	£55.00	TBC	TBC	TBC	
Mezzanine	564					
Ground	1,147					
Lower Ground	1,161					
<b>Total</b>	<b>8,161</b>	<b>£55.00</b>	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>	<b>Available</b>

\*Interested parties should make enquiries with the local authority.

## Map



Google Maps™ mapping service

## 12 Old Street EC1

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### Viewing via joint agents

For further information and inspections please contact sole agents:

Roni Rosenberg  
07702 643 317  
Roni@susskind.london

Ashley Goodman  
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### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein 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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