

**FULLY-FITTED
WORKSPACE WITH A
MANNED RECEPTION
& PRIVATE TERRACES**

**OLD STREET YARD
EC1**

BELCOR

CITY FRINGE REAL ESTATE

3,831 SQ FT



BLUM

ROUSE OF FITNESS

ROUSE OF FITNESS

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DESCRIPTION

Comprising an inspiring media style office floor located within a new urban campus only moments away from Old Street roundabout. The unit has been brand newly refurbished to a high specification. The building includes amenities such as a manned reception, bike racks & showers.

WAREHOUSE STYLE WORKSPACE WITHIN A VIBRANT URBAN CAMPUS



AMENITIES



EXCELLENT
TRANSPORT LINKS



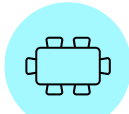
CONCIERGE



E CLASS USE



PRIVATE TERRACE



MEETING ROOMS



SHOWERS



BIKE RACKS



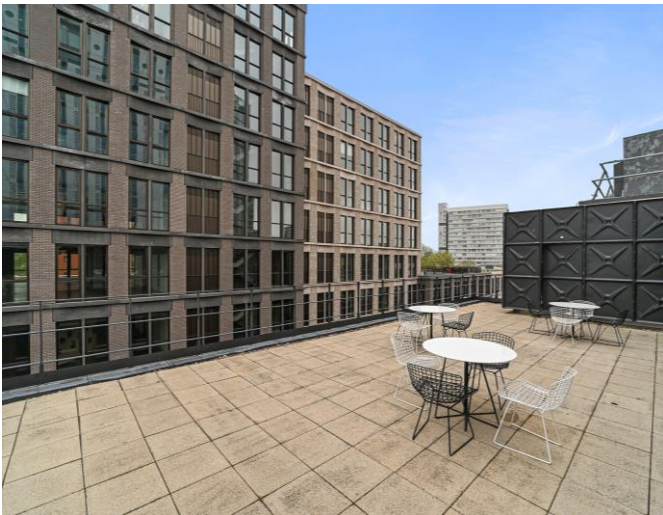
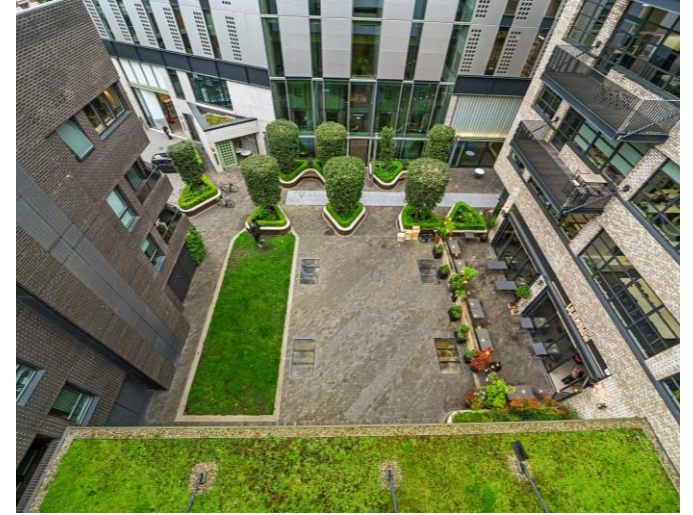
COURTYARD



FULLY FITTED

BELCOR

OLD STREET YARD
EC1



TRANSPORT

Old Street - 2 mins



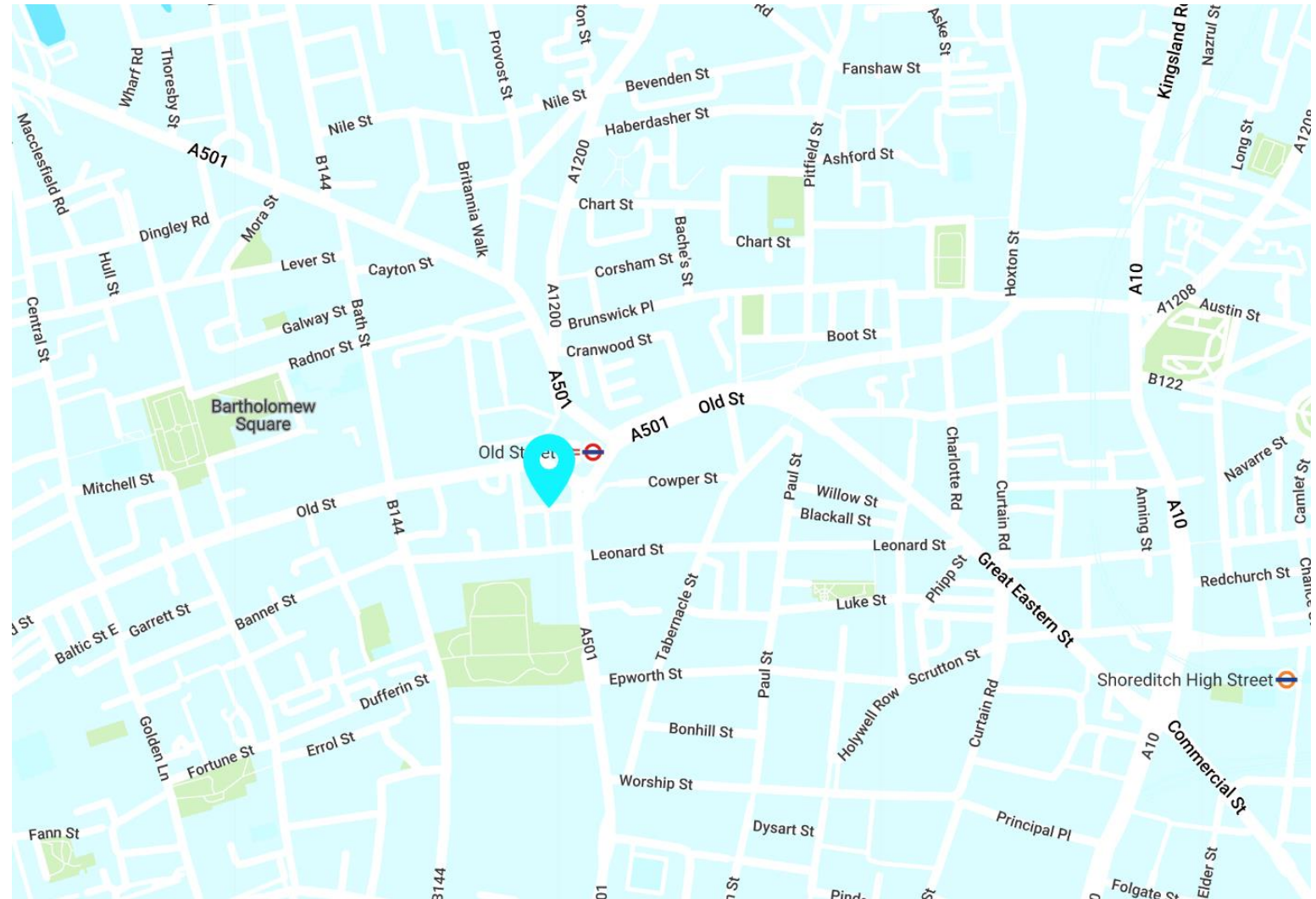
Shoreditch High Street - 11 mins



AREA

Positioned right next to Old Street roundabout, Old Street Yard is a network of low-rise, old and new warehouse-style buildings surrounding the iconic White-Collar Factory and creating a vibrant and thriving urban campus. It offers flexible workspace, enabling businesses of any size to establish themselves in London's technology hub, giving them the space to develop and grow.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd Floor	3,831	Available	£65	£26.50	£22	£36,234.88

LEASE

Sublease available for a term till March 2028

TIMING

Available immediately.

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 JOINT SOLE AGENTS

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