

**MEDIA STYLE FULLY
FITTED; OFFICE SPACE
NEXT TO OLD STREET
ROUNDBOUT**

**BENTIMA HOUSE
OLD STREET
EC1**

BELCOR

CITY FRINGE REAL ESTATE

4,989–9,992 SQ FT



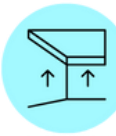
DESCRIPTION

Bentima House offers up to 10,000 sq ft of contemporary fully fitted & furnished office space arranged over the 1st and 2nd floors. The floors benefit from natural light on three elevations, can offer a wide variety of collaborative, desking and break out solutions for any prospective occupier. The building offers excellent end-of-trip facilities and an expansive communal roof terrace.

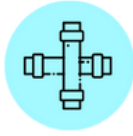
AMENITIES



EXCELLENT NATURAL LIGHT



GOOD CEILING HEIGHTS



EXPOSED SERVICES



AIR CONDITIONING



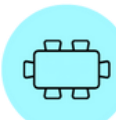
FULLY FITTED



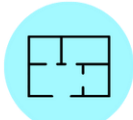
NEWLY REFURBISHED



FLOOR TO CEILING
GLAZING

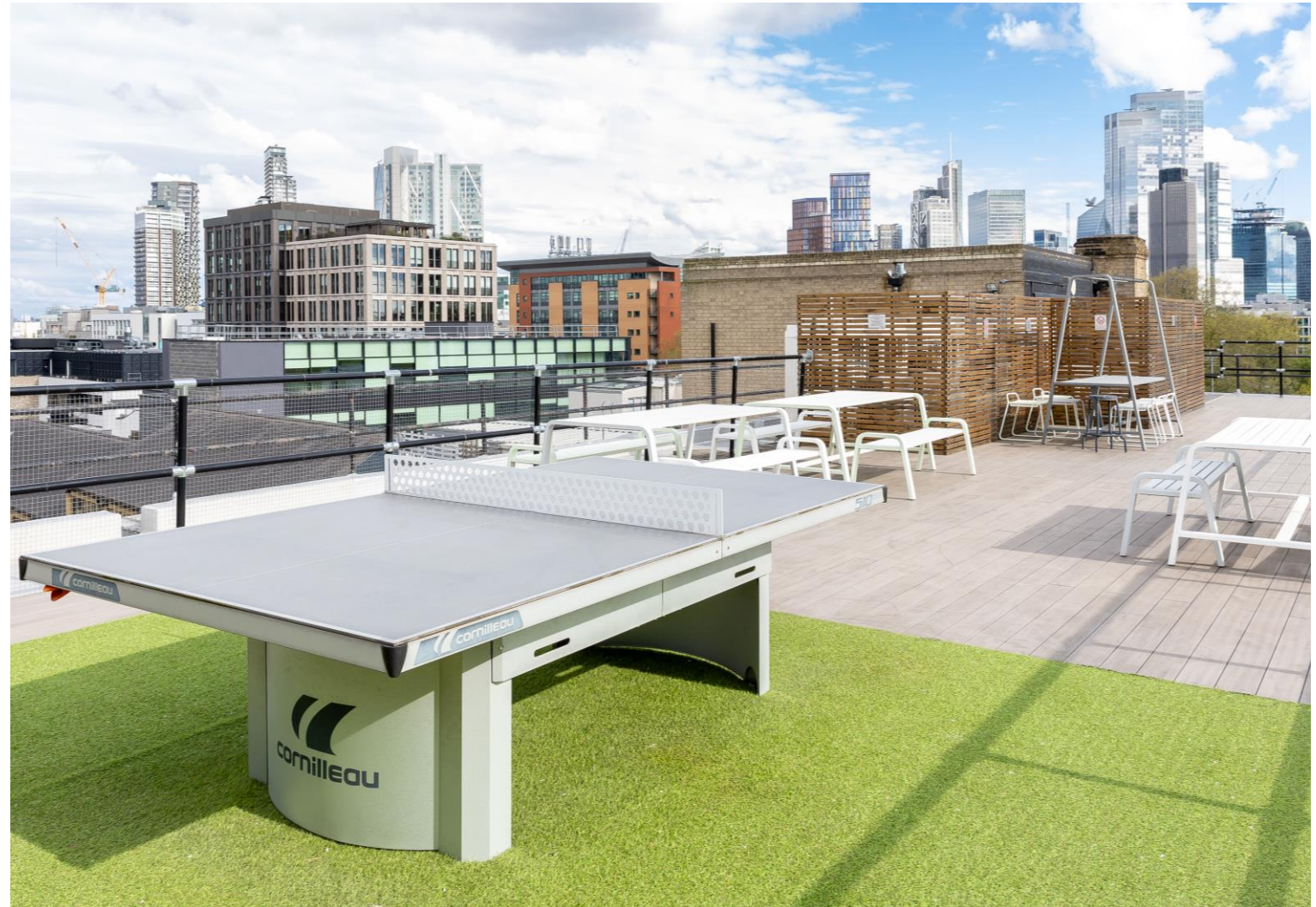


MEETING ROOMS



OPEN PLAN

MEDIA STYLE OFFICE SPACE NEXT TO OLD STREET ROUNDABOUT





TRANSPORT

Old Street - 2 mins



Liverpool Street - 10 mins



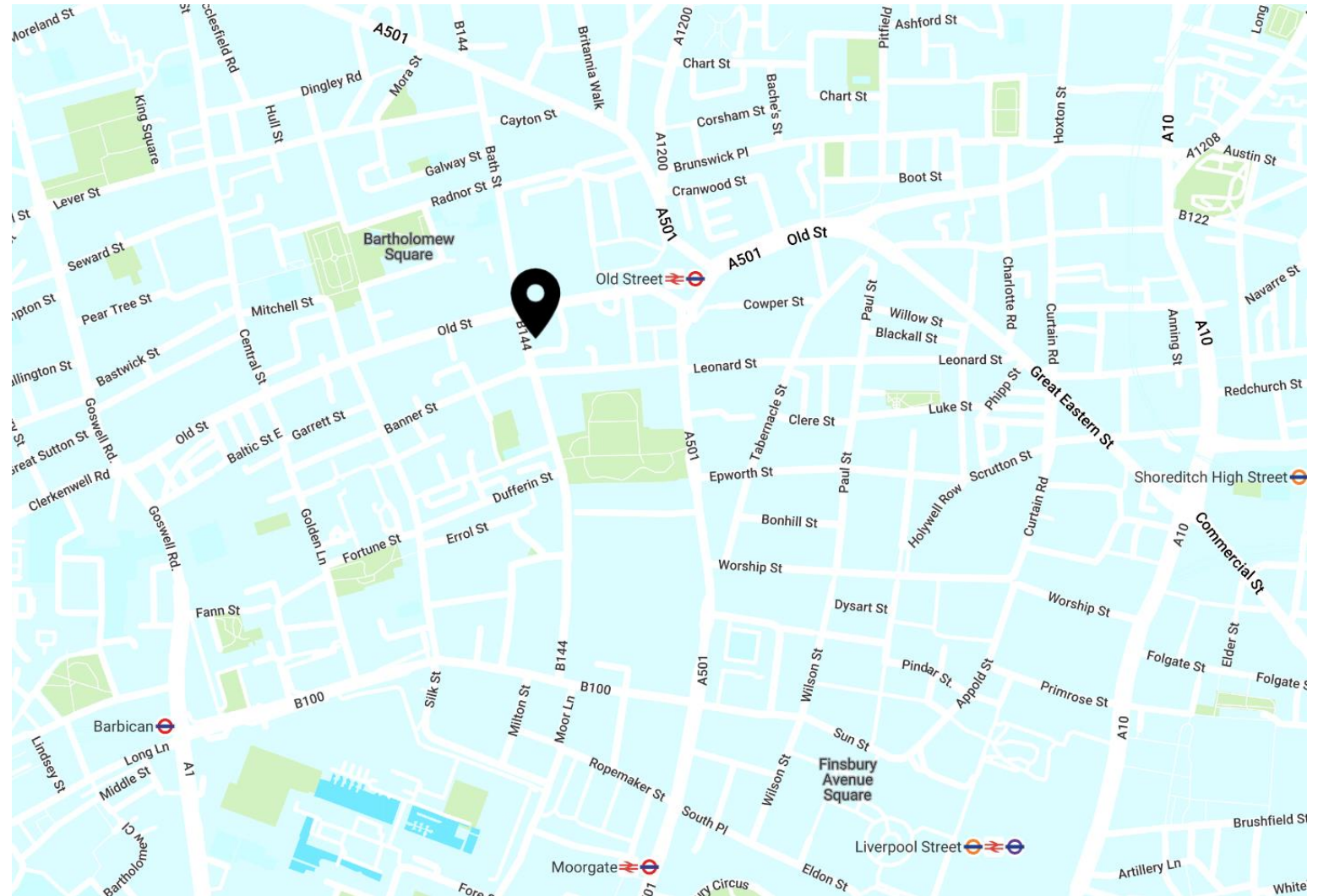
Moorgate - 11 mins



AREA

The building is a two-minute walk from Old Street Roundabout, 11 minutes from Moorgate Station and 10 minutes from Liverpool Street Station. Nearby local amenities include Whitecross Street Market, The Shoreditch Grind, The Z Hotel Shoreditch and various popular local retailers. The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 ST	4,989	Available	£57.50	£19.47	£9.00	£35,742
2 ND	5,003	Available	£57.50	£19.47	£9.00	£35,842
Total	9,992	Available	£57.50	£19.47	£9.00	£71,584

LEASE

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

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 SOLE AGENTS

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