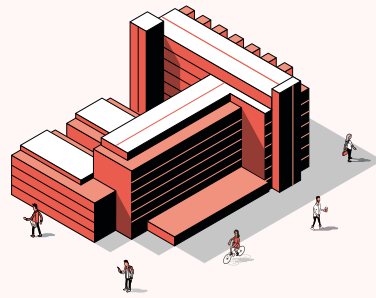


# SPECTRUM

160 OLD ST

PLUG & PLAY WORKSPACE;  
FAST, FLEXIBLE & FULLY FITTED.



Spectrum is a contemporary and characterful workspace at the epicentre of London's creative and connective industries.

The freshly fitted out plug & play space at level five brings hassle free, fully fitted space with big-building benefits.



Building exterior

THE BUILDING



Reception



View of reception and occupier lounges



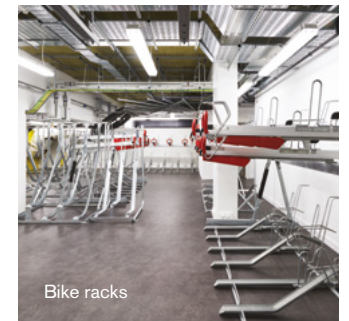
View of reception and occupier lounges



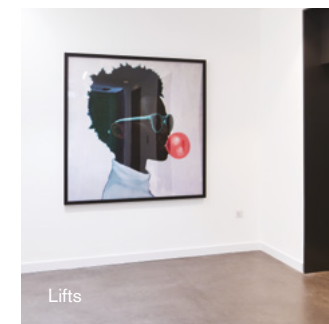
Building façade



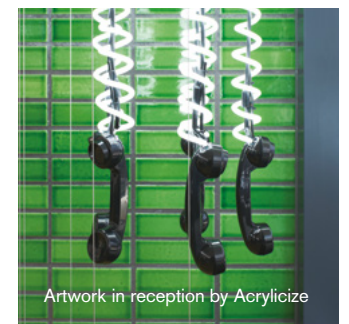
Lockers



Bike racks



Lifts



Artwork in reception by Acrylicize

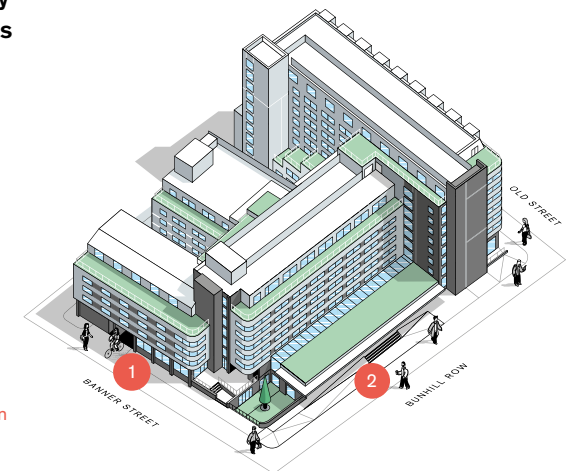


Reception looking towards café

## THE BUILDING

# THE NUTS AND BOLTS

- + 160,000 sq ft building, 12,437 sq ft fully fitted space available
- + 115 work stations, 10 meeting rooms and 1,817 sq ft private terraces
- + Capable of 1 person per 8 sq m occupancy
- + 4,400 sq ft wifi-enabled reception and business lounge
- + Interconnecting café, bar and on-site restaurants
- + 261 lockers and 20 showers
- + 258 secure, separately accessed cycle spaces
- + BREEAM 'Excellent'
- + WiredScore 'Gold' accreditation
- + In house and on-site management by Great Portland Estates plc
- + A building of great minds including HBO, Warner Bros, CNN, Turner
- + Serviced by a smart building app providing access to service and amenity, access control and interface with the building



1. Separate bike entrance
2. Prominent 4,400 sq ft reception with linear skylight glazing

THE AREA



Old Street station



The Breakfast Club



Boxpark



Shoreditch



Whitecross Street Market



Look Mum No Hands!



Byron, Shoreditch



Ozone Coffee Roasters



Frame



TRANSPORT

# COMPLETELY CONNECTED

TWO STOPS TO KING'S CROSS.  
TWO STOPS TO BANK.  
TWO STOPS TO TOTTENHAM COURT ROAD.

**Walking**

Old Street	2
Moorgate	5
Barbican	9
Liverpool Street	13
Shoreditch High Street	14
Farringdon	16

**From Liverpool Street**

Chancery Lane	5
Holborn	6
Oxford Circus	9
Covent Garden	14
Goodge Street	15

**From Old Street**

Angel	2
Bank	4
King's Cross St. Pancras	5
London Bridge	5
Euston	7
Waterloo	13
Victoria	18

**Via Elizabeth line**  
**(From Moorgate entrance Liverpool Street)**

Tottenham Court Road	4
Canary Wharf	6
Bond Street	7
Paddington	10

**From Moorgate**

Farringdon	3
Paddington	17

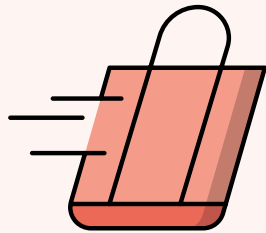
**London Airports  
(From Old Street)**

London City	30
Heathrow (via Elizabeth line from Liverpool Street)	33
Gatwick	41
Luton	51
Stansted	59

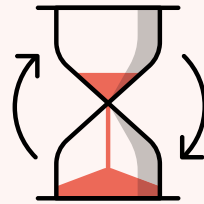
The cycle super highway runs north, south, east and west, connecting cyclists to all that London has to offer.



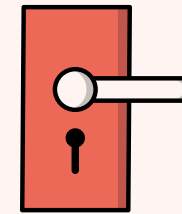
# A FAST, FLEXIBLE AND FULLY FITTED SPACE THAT WORKS FOR YOU



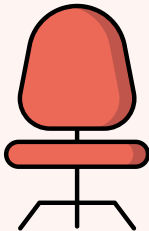
Hassle free, fast and limited cap-ex on fit out



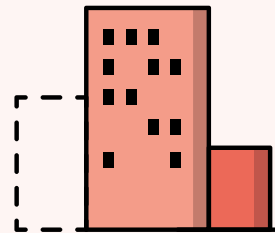
Flexible lease terms



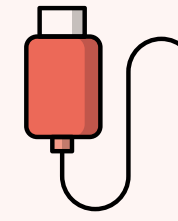
Your own front door, meeting rooms and breakout areas



115 desks with room to grow



Be part of a 2.7 million sq ft central London portfolio, offering room to expand organically

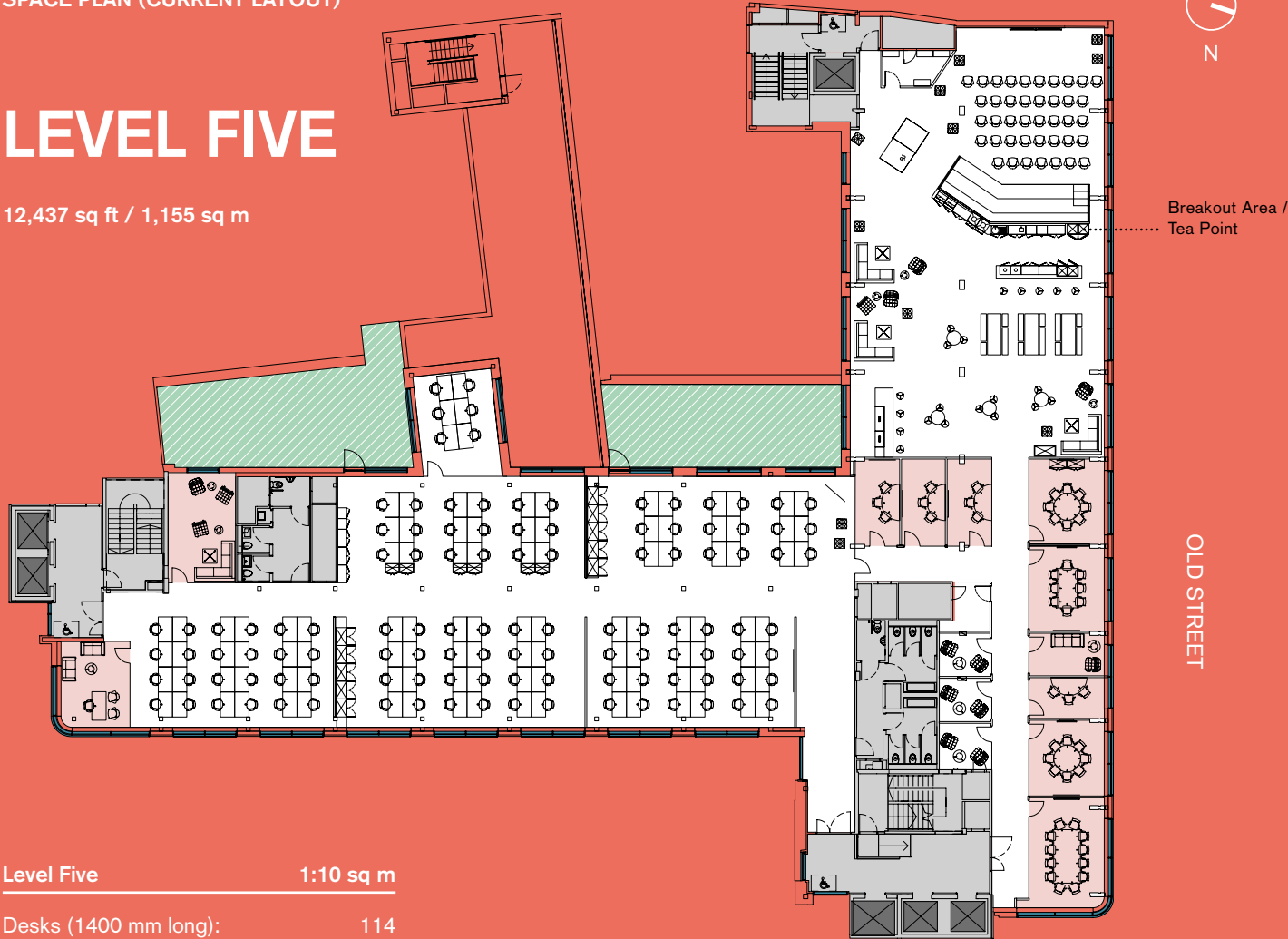


Access to high quality internet service providers and a variety of cabling, including fibre



# LEVEL FIVE

12,437 sq ft / 1,155 sq m



Breakout Area /  
Tea Point

OLD STREET

BUNHILL ROW

## Level Five 1:10 sq m

Desks (1400 mm long):	114
Meeting Rooms:	10
Presentation Area:	1
Breakout Area:	1
WCs:	10
Kitchen:	1
Drinks Bar:	1
Private Office:	1
Comms Room:	1
Soft Seating:	3
Booths:	3
<b>Total Capacity:</b>	<b>115</b>

## WE PROVIDE

- + Meeting rooms
- + Fully fitted and operational kitchen/break out area
- + Fully furnished with desks and chairs
- + Soft furniture
- + Storage
- + Access to high quality internet service providers
- + A variety of cabling, including fibre

## YOU BRING

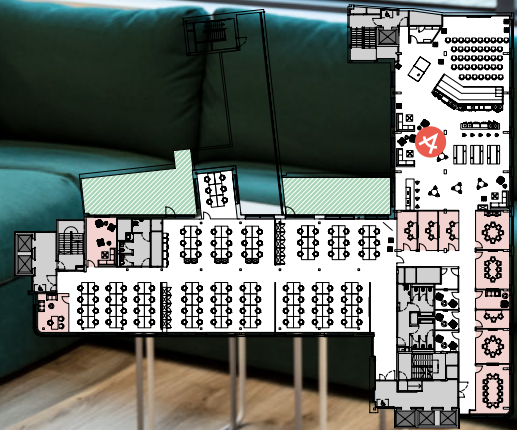
- + Computers (including screen brackets)
- + Telephones
- + Electronics (TV/AV, photocopier, printer, etc.)
- + Wi-Fi

Plans are not to scale  
For indicative purposes only





Fire exit →



Your own breakout area



Your own desks



Your own kitchen



Your own presentation area



Your own meeting rooms

FOR FURTHER INFORMATION  
REGARDING TERMS PLEASE  
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GREAT  
PORTLAND  
ESTATES

on behalf of The Great Ropemaker Partnership  
(A 50:50 joint venture with Ropemaker Properties Ltd)

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE  
PROPERTY MISDESCRIPTIONS ACT 1991. Great Portland Estates, on behalf and for the  
lessors of this property whose agents they are, give notice that: The particulars are set out as a  
general outline only for guidance of intending lessees and do not constitute, nor constitute part  
of, an offer or contract. SUBJECT TO CONTRACT. January 2020.

