Old Street Verse Building ECIV 9QS

Fully fitted office space available for rent in in the heart of Old Street.

For Rent 2,121 to 4,242 ft <sup>2</sup>

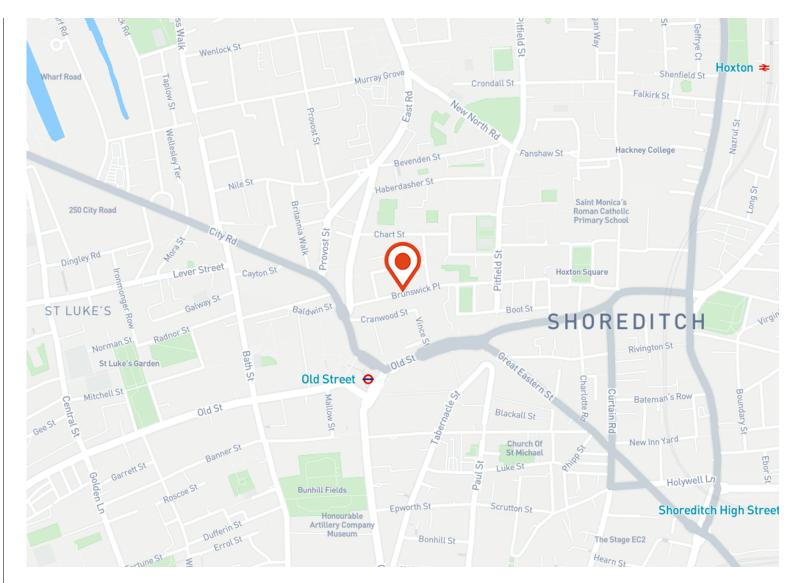


020 7101 2020 compton.london

Old Street Verse Building ECIV 9QS

Fully fitted office space available for rent in in the heart of Old Street.

For Rent 2,121 to 4,242 ft<sup>2</sup>

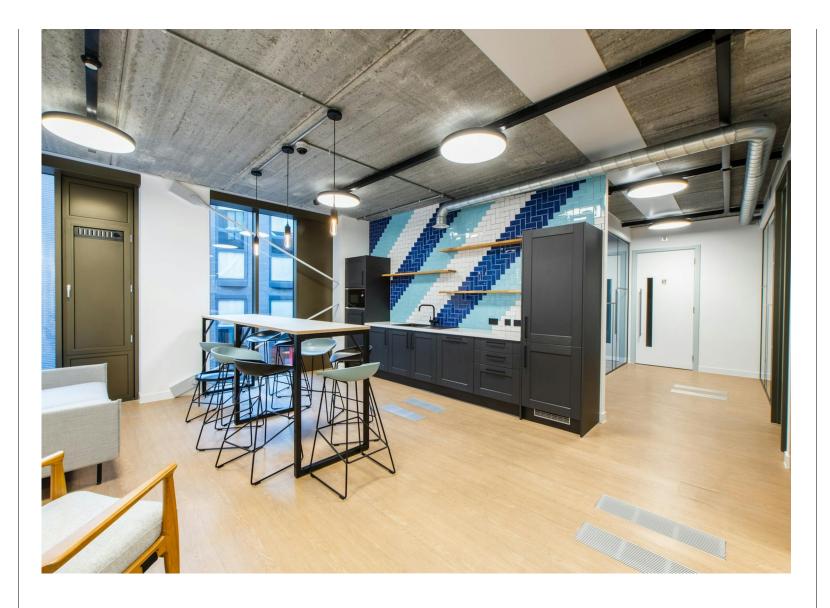


#### Location

More than a fashionable hot spot, Old Street is now seen as the vibrant and diverse heart of London's creative cluster. Since the launch of the Government's "East London Tech City" initiative in November 2011, the area accelerated and positively thrived.

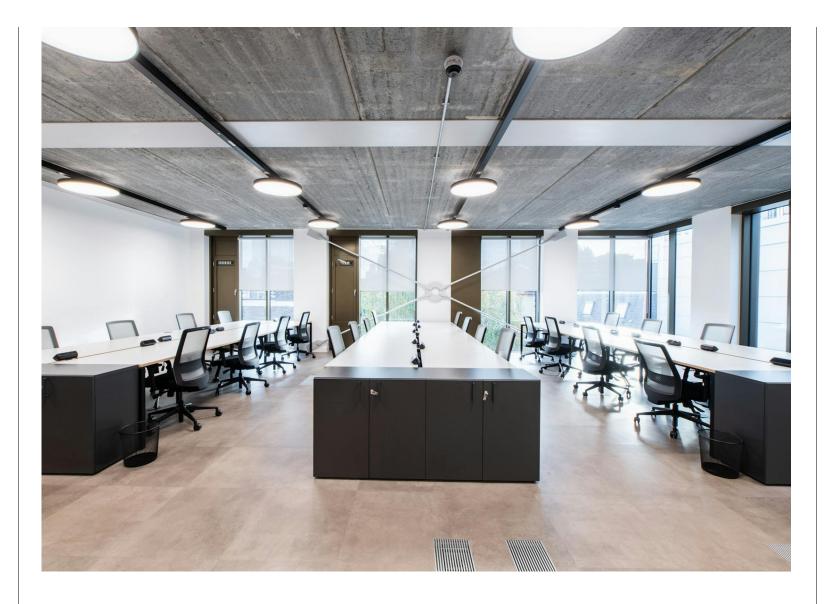
Old Street Verse Building EC1V 9QS

Fully fitted office space available for rent in in the heart of Old Street.



Old Street Verse Building EC1V 9QS

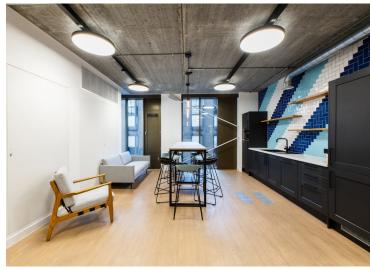
Fully fitted office space available for rent in in the heart of Old Street.



Old Street Verse Building EC1V 9QS

Fully fitted office space available for rent in in the heart of Old Street.









Old Street Verse Building EC1V 9QS

Fully fitted office space available for rent in in the heart of Old Street.













Old Street Verse Building ECIV 9QS

Fully fitted office space available for rent in in the heart of Old Street.

For Rent 2,121 to 4,242 ft<sup>2</sup>

#### **Amenities**

- Fully fitted PLUG & PLAY office space
- Brand new flexible air conditioning system
- **–** Fully accessible raised floors
- 1st Floor can be acquired via a sublease or assignment.
- Superb natural daylight
- **-** Exposed concrete and steel soffits
- Modern LED pendant lighting
- **-** 2.9 floor to ceiling height
- Communal bike storage & shower facilities
- **–** On site commissionaire
- **-** Passenger lift
- BREEAM Excellent

### Description

The 1st and 3rd Floors, comprising 2,121 sq ft each is offered fully-fitted, with the highest quality furnishings.

Sitting adjacent to its Victorian period neighbour, the Verse Building offers 16,849 sq ft over 8 floors of contemporary and flexible space, ideal for creative and tech firms.

Often compared with Manhattan's Meat Packing District, Old Street is alive with creativity and energy all day and through the night. In one short walk you could chance upon wonderful street food, world-class restaurants, all day cocktail bars, late night coffee bars, galleries, markets, pubs and pop art, theatre, festivals, design fairs and cinemas.

Old Street Verse Building ECIV 9QS

Fully fitted office space available for rent in in the heart of Old Street.

For Rent 2,121 to 4,242 ft<sup>2</sup>

#### Content

View in Virtual Reality

Watch the film



View on Website



### Developer

Private

#### Tenure

Leasehold

#### Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord. 1st Floor can be acquired via a sublease or assignment.

#### VAT

The property is elected for VAT

### **Legal Costs**

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

### **Local Authority**

The London Borough of Hackney

Old Street Verse Building ECIV 9QS

Fully fitted office space available for rent in in the heart of Old Street.

For Rent 2,121 to 4,242 ft<sup>2</sup>

### Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
3rd	2,121	£67.50 /sq	ft £21.75 /sq ft	£11.12 /sq ft	£17,740.40	£212,884.77	Available
1st	2,121	£62.50 /sq	ft £20 /sq ft	£11 /sq ft	£16,526.13	£198,313.50	Available
Total	4,242				£34,266.53	£411,198.27	

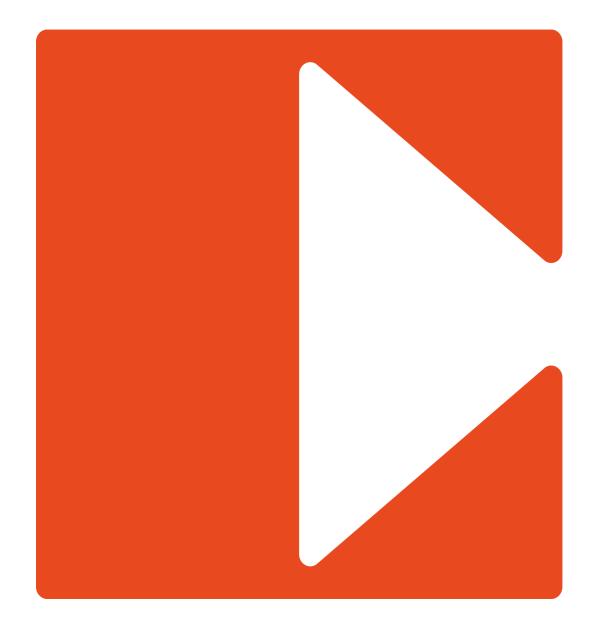
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Jake Kinsler jk@compton.london 07840 638668

Elliott Stern es@compton.london 07834 918700

Robyn Vaughan rv@compton.london 07840 838 359



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 22/05/2024