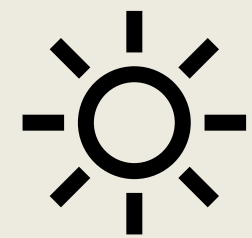
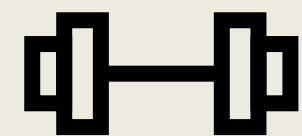


293—295 Old Street

3rd floor and 4th floor already LET

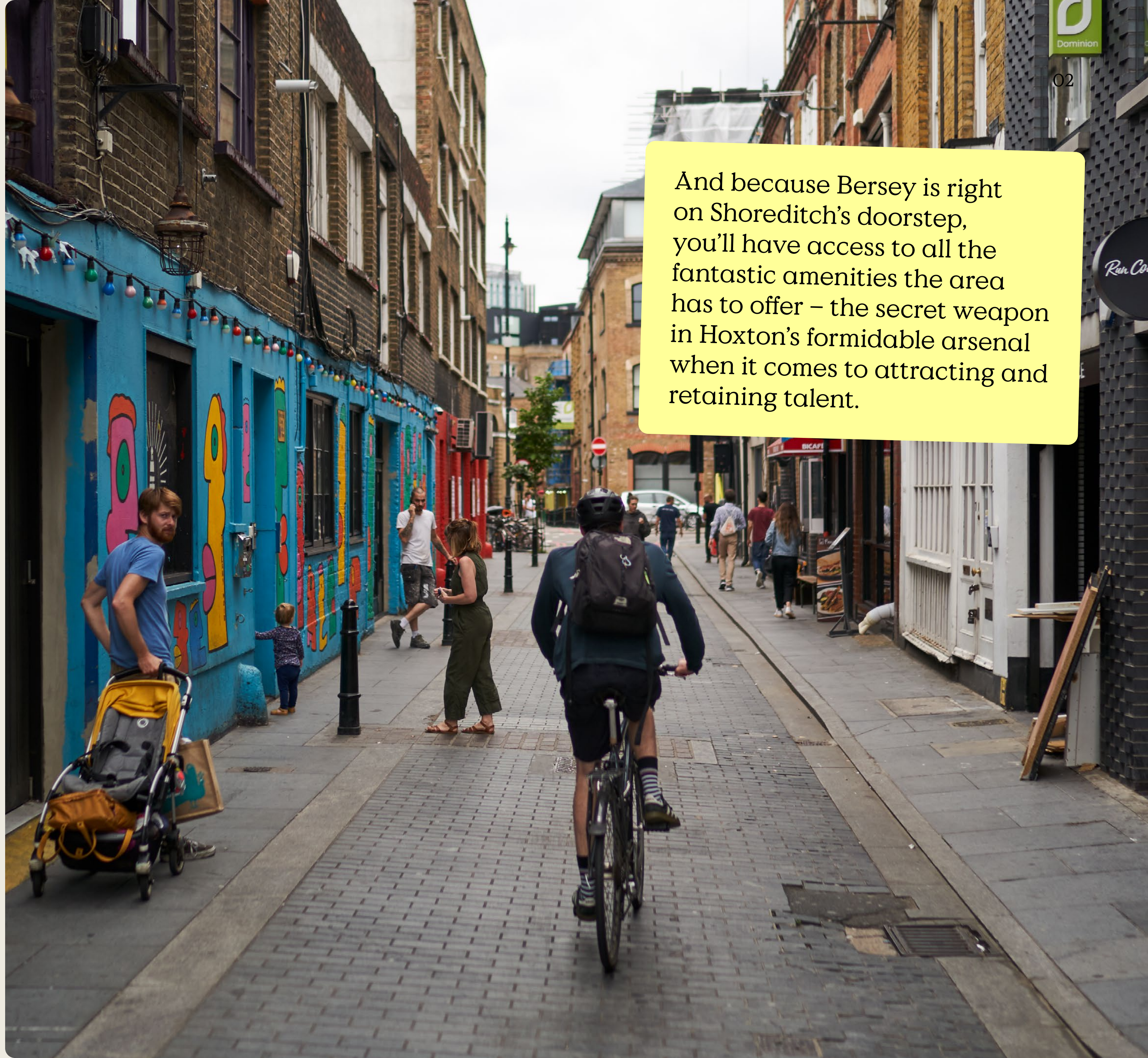
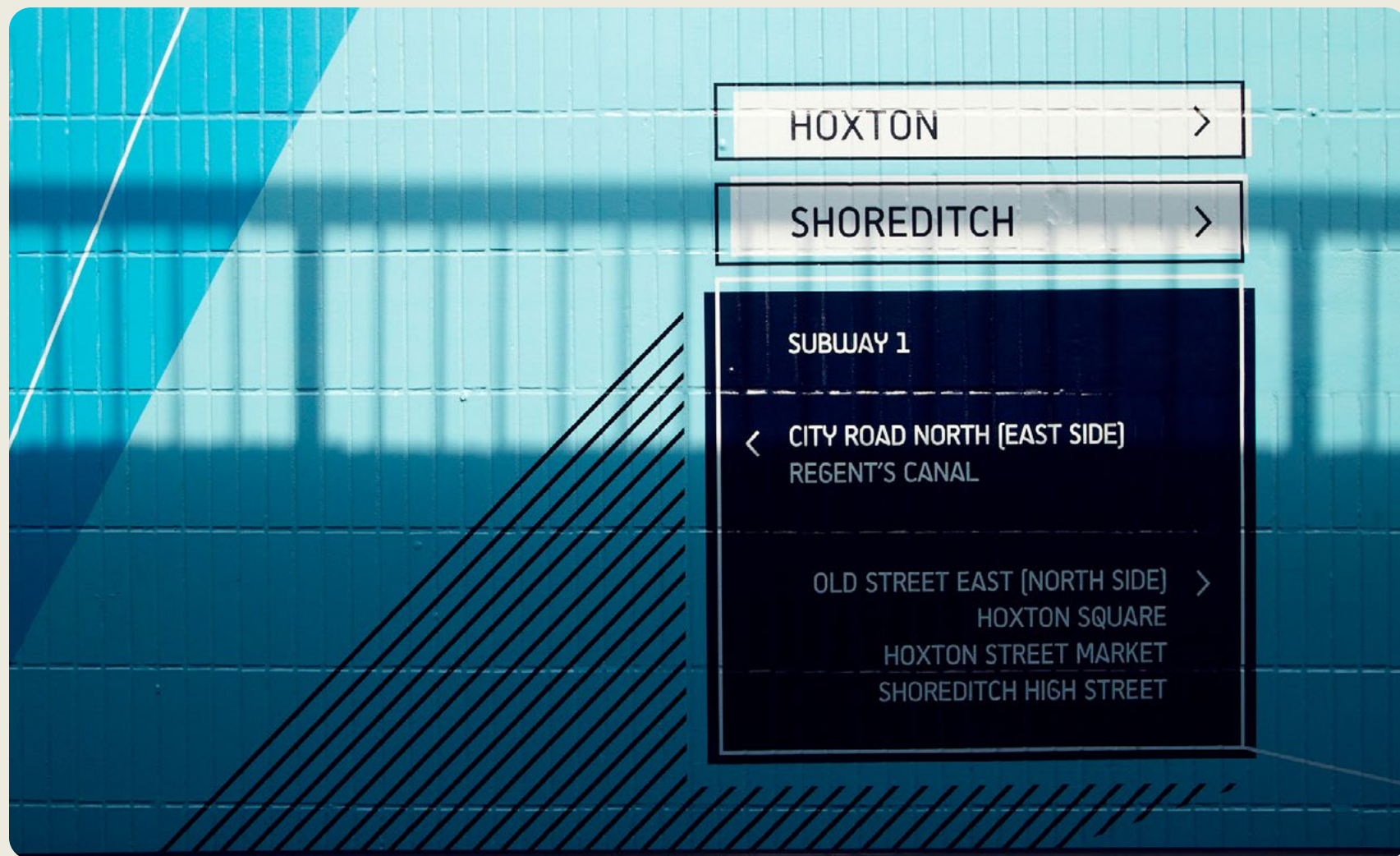
Bersey



The Bersey started out as a textile warehouse, now featuring large, well-lit spaces recently refurbished to the highest specs.

2,475 sqft - 8,444 sqft available





And because Bersey is right on Shoreditch's doorstep, you'll have access to all the fantastic amenities the area has to offer – the secret weapon in Hoxton's formidable arsenal when it comes to attracting and retaining talent.



Bersey

04

What really sets Bersey above the rest is its location; just a 5 minute stroll from Old Street – Europe’s most established tech cluster – and less than 15 minutes from Liverpool Street Station and Shoreditch High Street Overground.

Camden Town 10 mins



Kings Cross 6 mins



Old Street 5 mins walk



Hoxton 9 mins walk



London Fields 19 mins



Stratford 21 mins



Baker Street 19 mins



Oxford Circus 16 mins



Holborn 14 mins



Bank 3 mins



Liverpool Street 14 mins walk



Shoreditch High Street 10 mins walk



Paddington

Soho

City of London

Hyde Park

Green Park

Westminster

Victoria 21 mins



Waterloo 17 mins



Canada Water 19 mins



Canary Wharf 16 mins



Isle of Dogs

Bermondsey

Burgess Park

Travel times are calculated using Google Maps. Starting from Old Street Underground station (5 minute walk from Bersey) using public transport options.



Islington

Hackney

Victoria Park

Queen Elizabeth Olympic Park

Bersey

Eateries

- 01 — Brat
- 02 — **The Clove Club**
- 03 — Gloria
- 04 — Ceconnis
- 05 — Leroy
- 06 — Meatliquor
- 07 — Red Dog Saloon
- 08 — Bounce
- 09 — Shoreditch House
- 10 — Shoreditch Grind
- 11 — Homeslice Pizza
- 12 — Cocotte
- 13 — Dishoom

Hotels

- 14 — The Hoxton
- 15 — Shoreditch House
- 16 — Citizen M
- 17 — Boundary
- 18 — Mondrian Hotel
- 19 — Nobu
- 20 — Hart Shoreditch

Fun

- 21 — Bounce
- 22 — Shuffle Board
- 23 — Powerleague
- 24 — Flight Club
- 25 — Crazy Golf
- 26 — Everyman

Health

- 27 — Frame
- 28 — **Blok**
- 29 — Gymbox
- 30 — CrossFit Shoreditch
- 31 — Fighterfit
- 32 — Puregym
- 33 — Fierce Grace
- 34 — Paragon

Retail

- 35 — Goodhood
- 36 — Tokyo Bikes
- 37 — Boxpark
- 38 — Folk
- 39 — Aesop
- 40 — Browns
- 41 — SCP
- 42 — Troy Bar

Local

- 43 — Amazon
- 44 — FarFetch
- 45 — Vice
- 46 — Mind Candy
- 47 — Mother
- 48 — Buckley Gray Yeoman
- 49 — McCann
- 50 — Adobe
- 51 — Inmarsat
- 52 — We are social
- 53 — Microsoft
- 54 — Bulb
- 55 — Wielden & Kennedy



Features

- Brand new, fully-fitted office space
- Managed solution available upon request
- 2,475 sq ft - 8,444 sqft available
- Available offices on: Ground, 1st and 2nd floors
- Onsite reception
- 20 x bike storage
- 9 x shower facilities
- Fully fitted, high-spec gym on basement level

Service

- Flexible leases available
- Fully fitted office floors (including furniture)
- Cleaning of common areas

THE BERSEY WAREHOUSE

CORONET ST. NI

2,457 sqft to 31,719 sqft available

I'm fully fitted!

Work ready spaces*

*Character as standard



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4th Floor

Already LET

3rd Floor

Already LET

2nd Floor

278.6 sqm / 2,999 sqft (NIA)

1st Floor

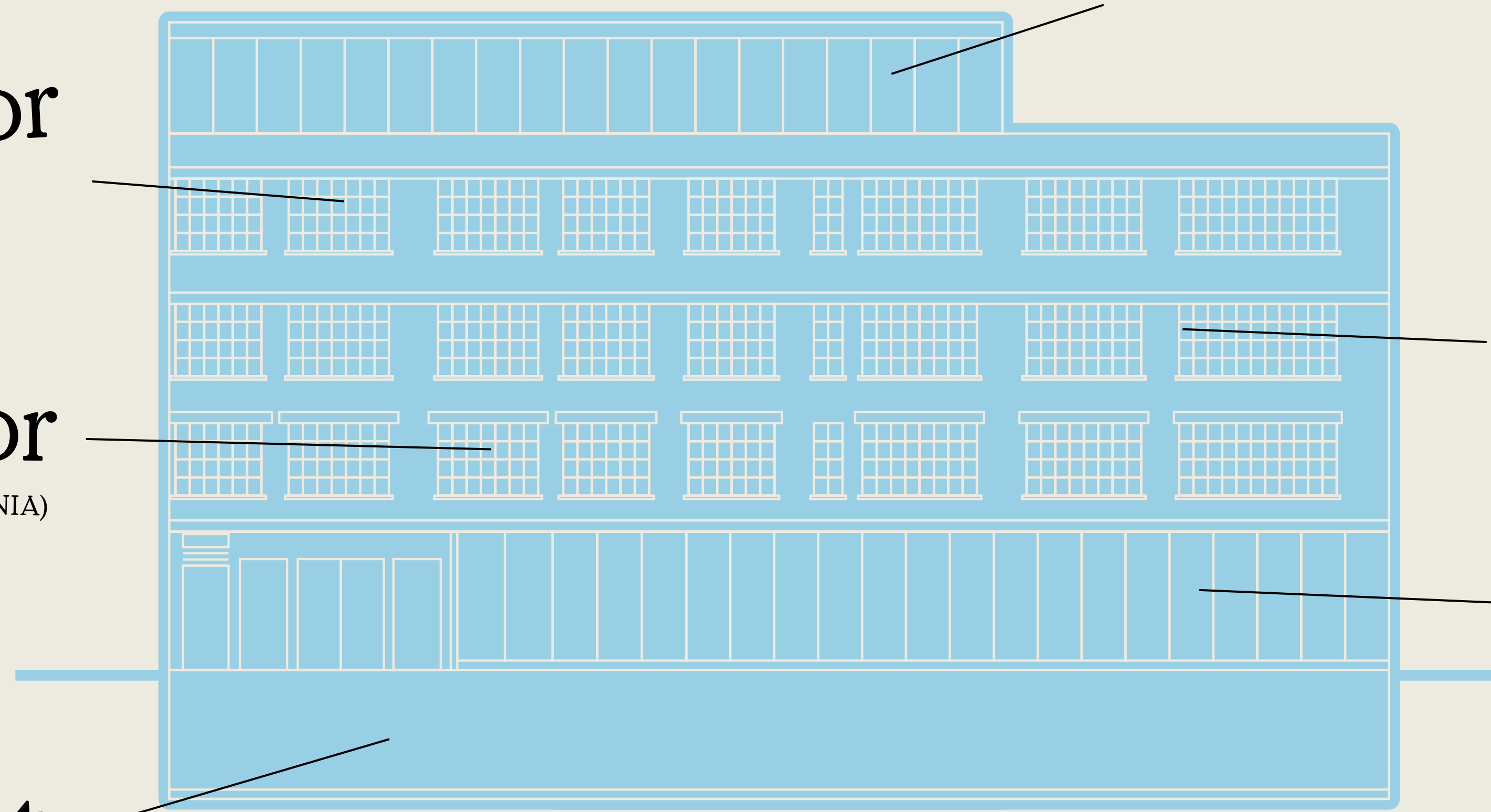
277.6 sqm / 2,988 sqft (NIA)

Ground Floor

278.6 sqm / 2,999 sqft (NIA)

Basement

Communal gym, changing facilities and cycle storage.



Sorry folks floors
3 and 4 fully let





Bersey Reception



Bersey Reception



Basement Gym Space



Basement Studio



Basement Gym Space



2nd Floor Office Space



Ground Floor Office Space



Stairwell



1st Floor Office Space



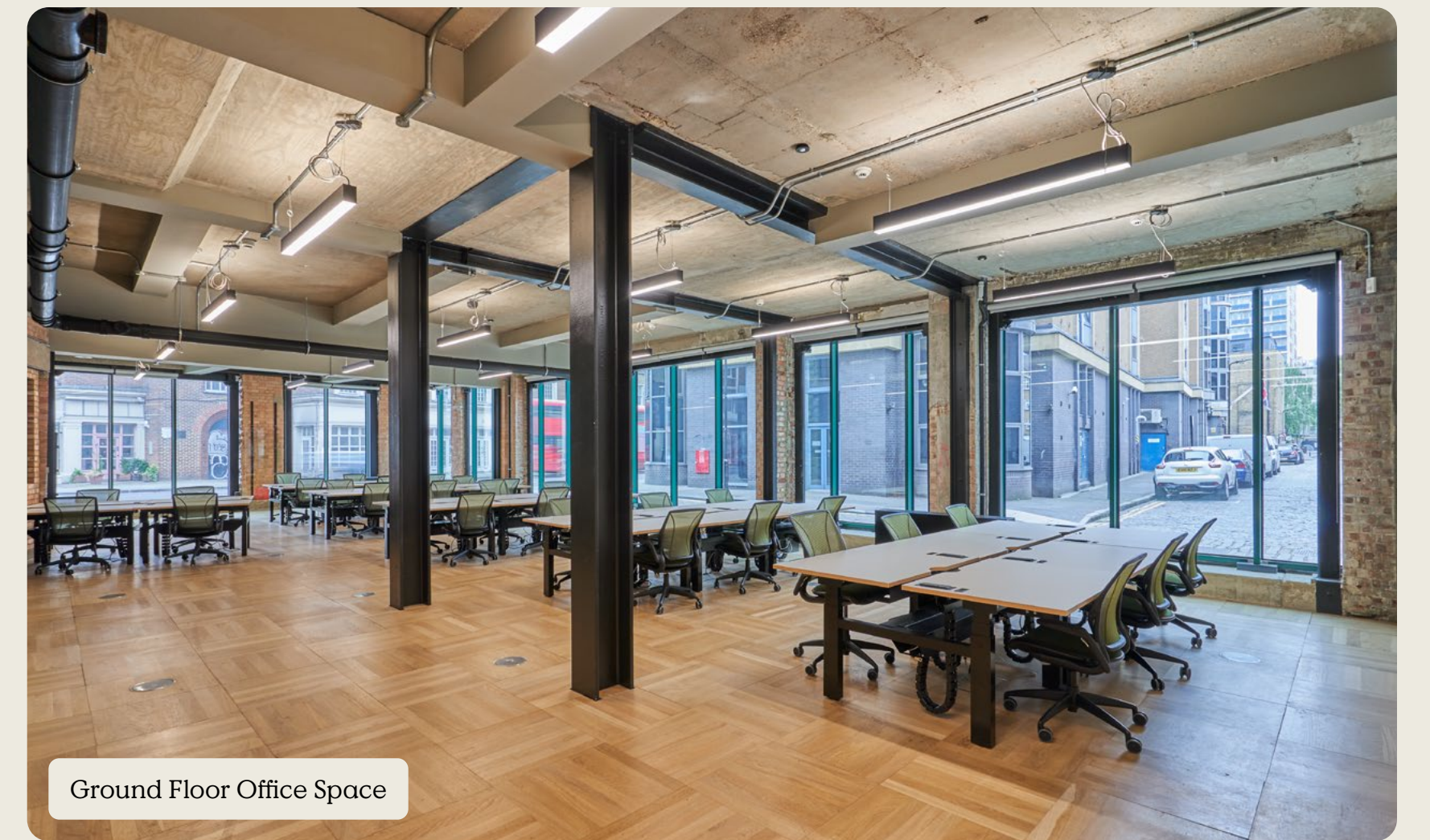
Ground Floor Kitchenette



1st Floor Office Space



2nd Floor Office Space



Ground Floor Office Space

Bersey: Basement Floor

20 x Bike Storage

9 x Showers

Lockers

Bin Store

Gym 94.2 sqm / 1,014 sqft (NIA)



Bersey: Ground Floor

Reception
Kitchenette
Office 179.9 sqm / 1,937 sqft (NIA)



Bersey: 1st Floor

Kitchenette
Office 277.6 sqm / 2,988 sqft (NIA)



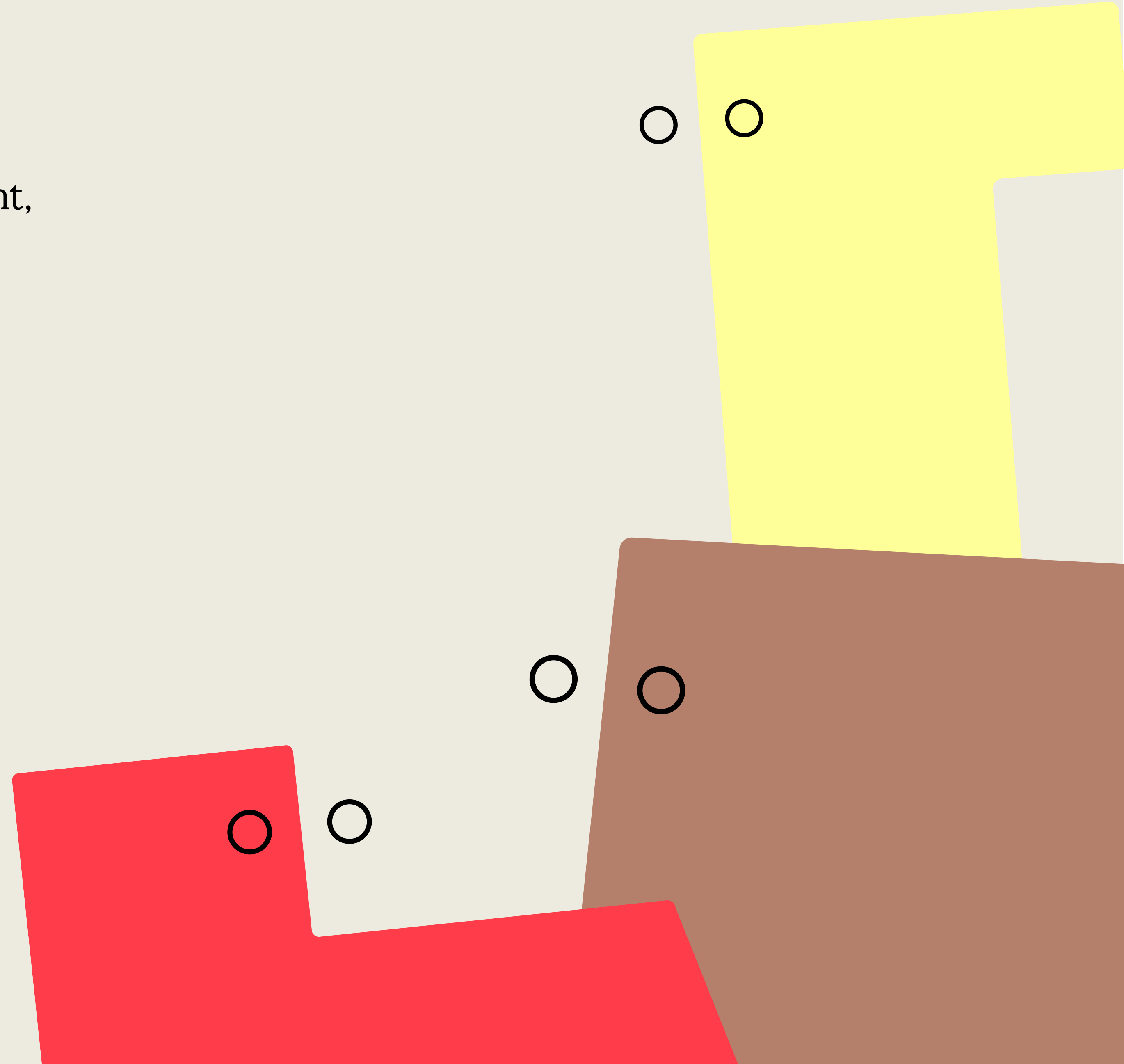
Bersey: 2nd Floor

Kitchenette
Office 278.6 sqm / 2,999 sqft (NIA)



Our **Community & Lifestyle Manager** works to contribute to one of the most vibrant urban suburbs of London, helping to provide a consistent, compelling and emotionally rich experience to all of our tenants on a daily basis.

- The campus ambassador, delivering world-class service to our customers.
- Working closely with the letting agents, as well as assisting with viewings and area presentations.
- Making sure everything is in tip-top condition and any maintenance is completed.
- Managing onsite events.
- Developing strong relationships with the local community.





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Call me!

