

Compton



Old Street
Cloisters
196 Old Street
EC1V 9FR

High specification contemporary
office space with inner courtyard in
the heart of Tech City

For Rent
1,080 to 17,576 ft²

020 7101 2020
compton.london

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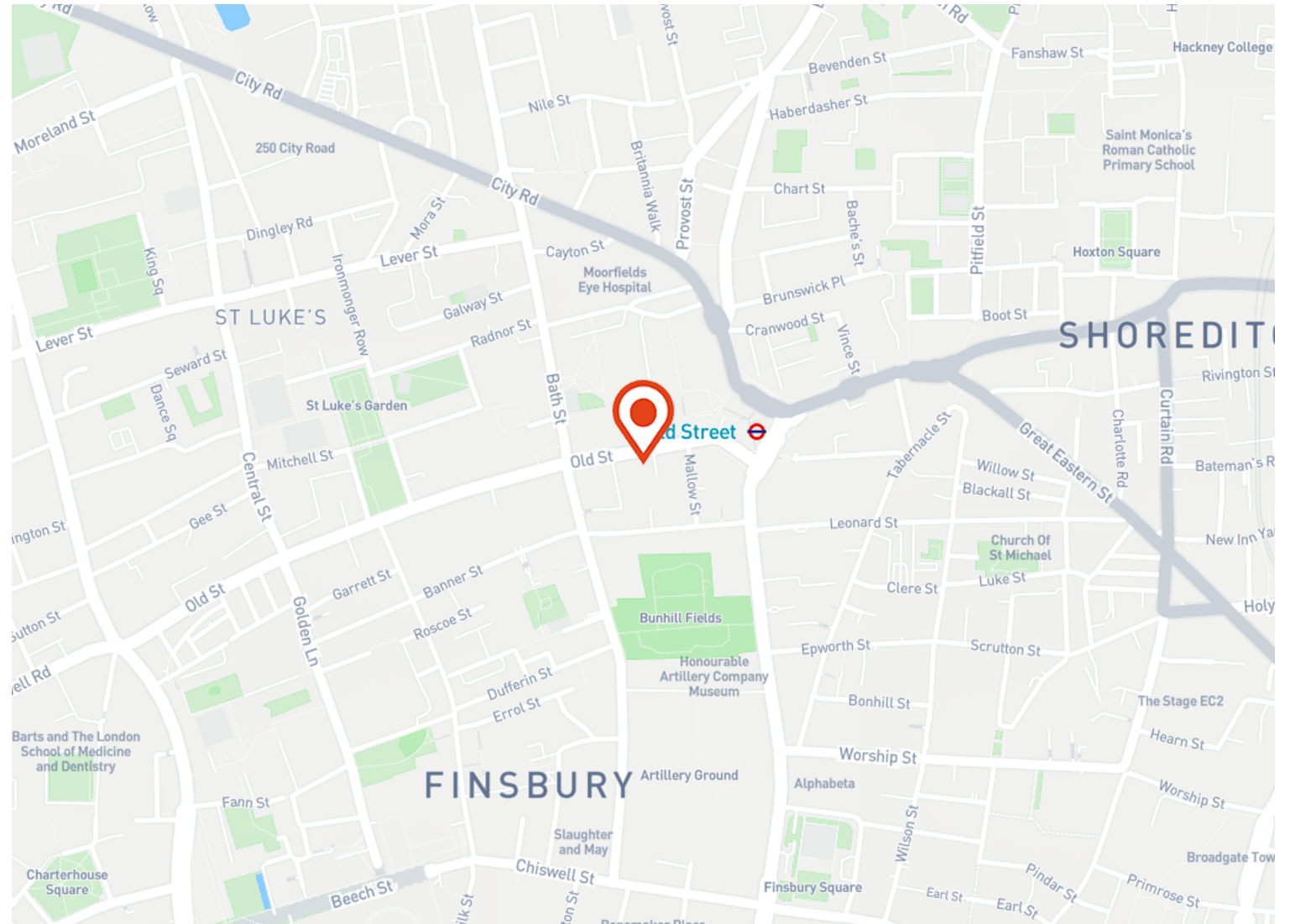
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Location

Cloisters sits in the heart of one of the most vibrant and easily accessible districts in the capital. This world-renowned cultural quarter of East London is home to some of the most talked about restaurants and bars in the city, along with a wide array of artisan retailers and independent businesses. Both innovative start-ups and major names in the creative industries are converging on the 24-hour neighbourhood with an authentic character all of its own.

The area is being further improved, directly next to Cloisters, by TFL's current transformation of Old Street roundabout into a more pedestrian and cycle-friendly environment, as well as creating a new public space in a peninsula around the station that includes a more appealing station entrance.

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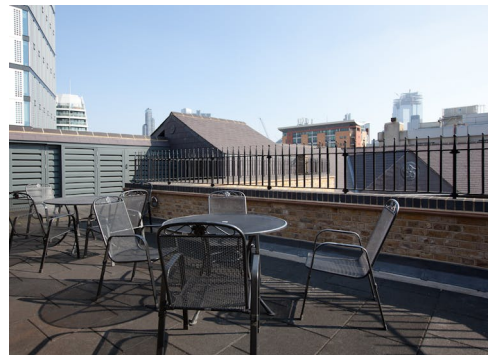
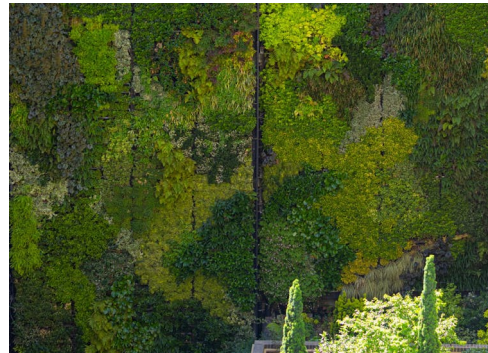
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Amenities

- Courtyard entrance and private terrace (Gatehouse)
- Fitted and unfitted suites available
- Eco-friendly air source heat pumps, using water as the medium of circulation
- Tea-points on each floor
- Onsite security
- DDA compliant
- Cycle racks and shower facilities

Description

Cloisters delivers a secluded natural environment with an uncompromising specification of office space and a passion for heritage in the heart of Tech City. The courtyard entrance provides an oasis of calm which allows staff and visitors to reflect and re-energise in the break-out areas between the lush green wall, verdant planting and eye-catching fountain. A restaurant/cafe and meeting rooms are planned for the St Luke's Old School Building providing further opportunities for co-working and collaboration on the door step. Developed from an historic building, the Grade A office space is constructed to embrace vibrant businesses with a high standard of attractive accommodation. Cutting edge creativity inside the offices contrasts with calm and tranquillity in the courtyard, forming the perfect combination of wellness and productivity.

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Content

Watch the film



View on Website



Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Local Authority

London Borough of Islington

Legal Costs

Each party to bear their own legal costs in this transaction

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
5th - Cloisters East	2,975	£55	£17.50	£9	£20,205.21	Coming Soon
4th - Cloisters East (Fitted)	3,097	£65	£17.50	£9	£23,614.63	Coming Soon
2nd - Cloisters East (Fitted)	2,919	£65	£17.50	£9	£22,257.38	Coming Soon
2nd - Cloisters West (Fitted)	1,080	£65	£17.50	£9	£8,235	Coming Soon
Building - Gatehouse (Large Private Terrace)	7,505	£55	£17.50	£9	£50,971.46	Coming Soon

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Contact Us

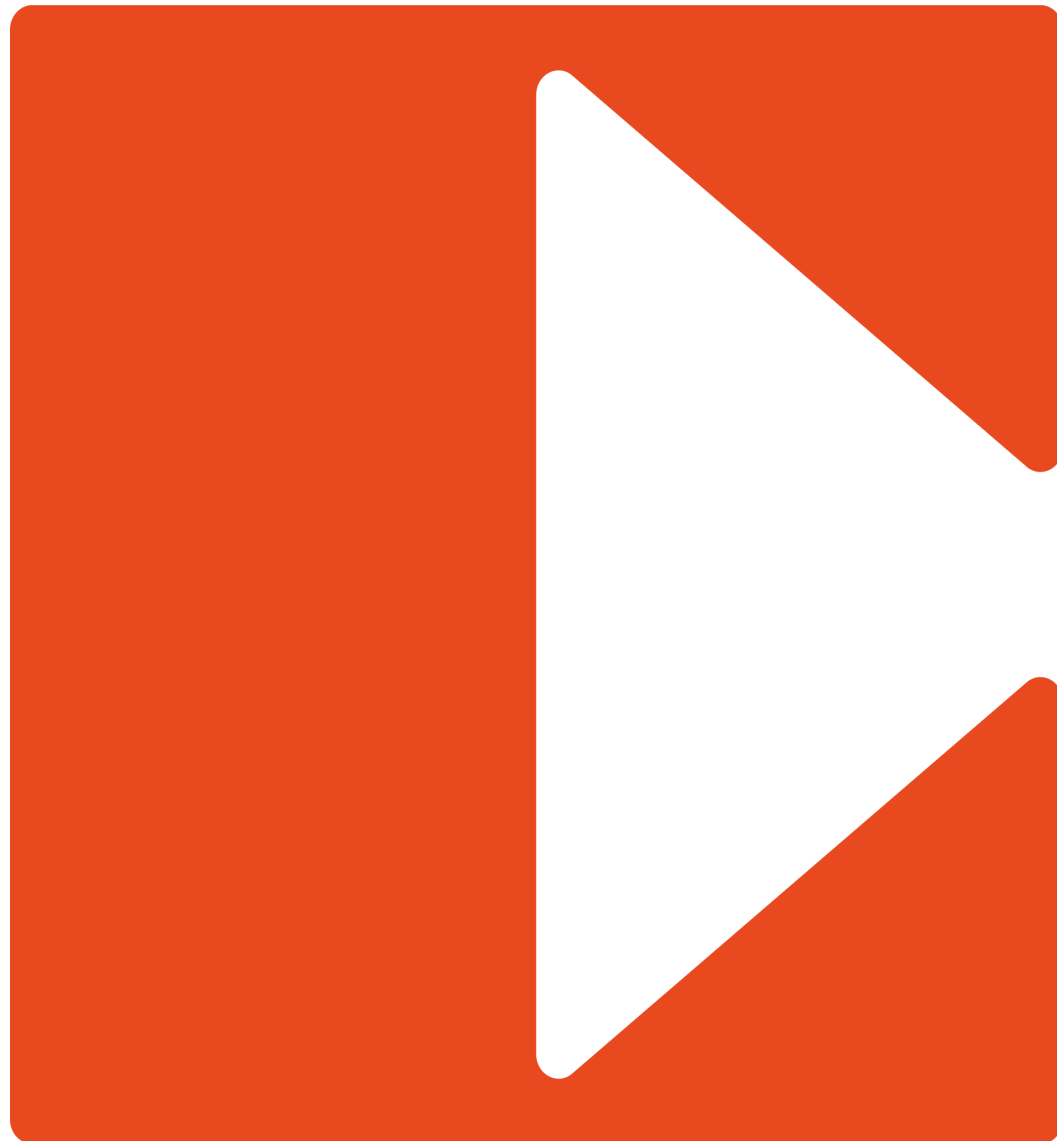
All appointments to view must be arranged via sole agents, Compton, through —

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