

Compton

Old Street

Script
44 Featherstone Street
EC1Y 8RN

Two floors remain available at Script situated directly next to Old Street station, provided both fully fitted or CAT A.

For Rent

7,253 to 14,574 ft²

020 7101 2020
compton.london



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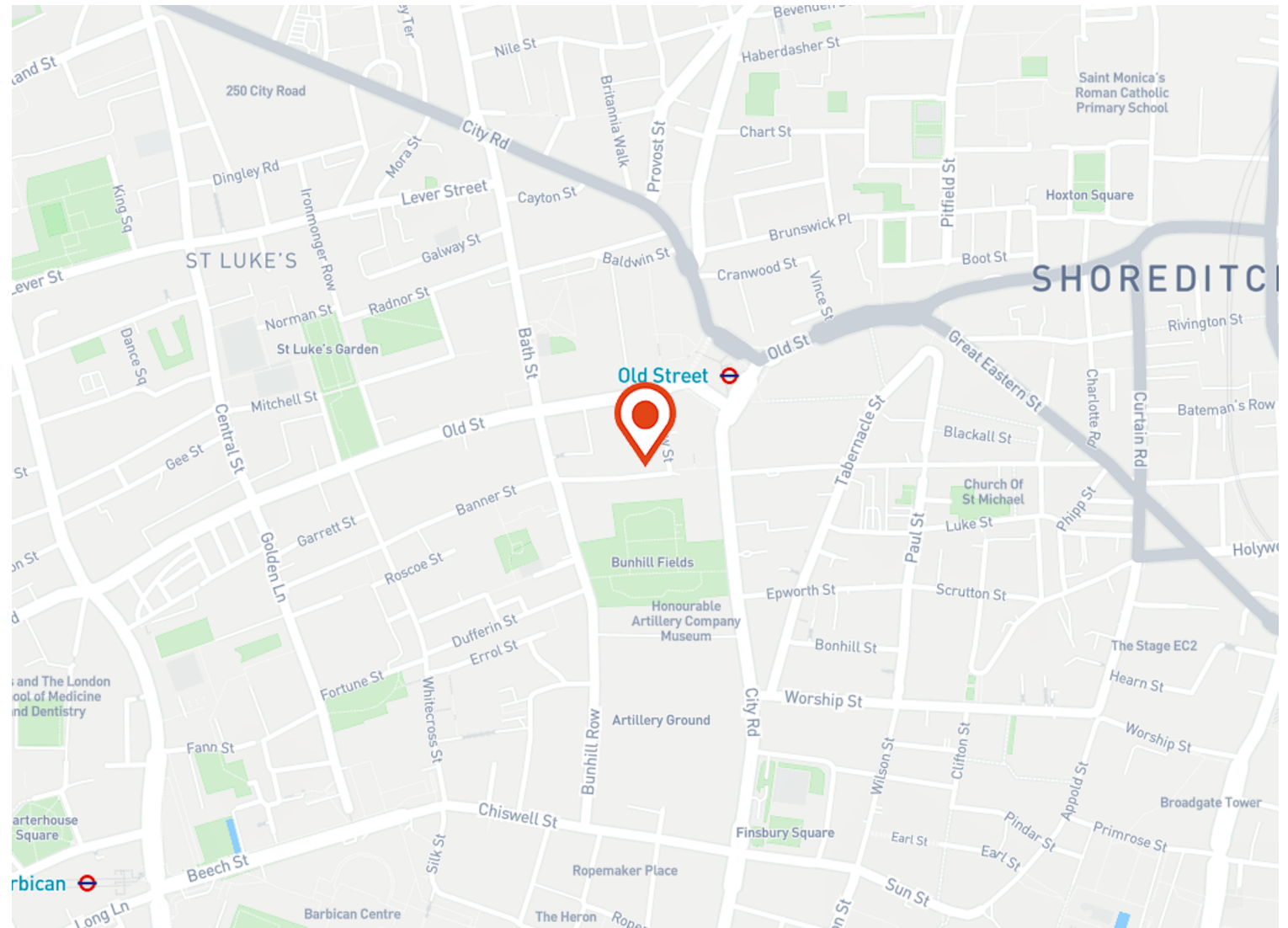
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Location

A location that really needs no introduction, Old Street and Shoreditch have social and retail amenities for every occasion.

Old Street roundabout's redevelopment will provide the area with a more pedestrian-friendly and cycle-friendly route through Old Street.

In removing the roundabout and returning the traffic to a two-way system, pedestrian crossings will be improved with the addition of segregated cycle lanes. A new public space to be built around a new station entrance will make it easier to walk into and around the station and change between trains and buses.

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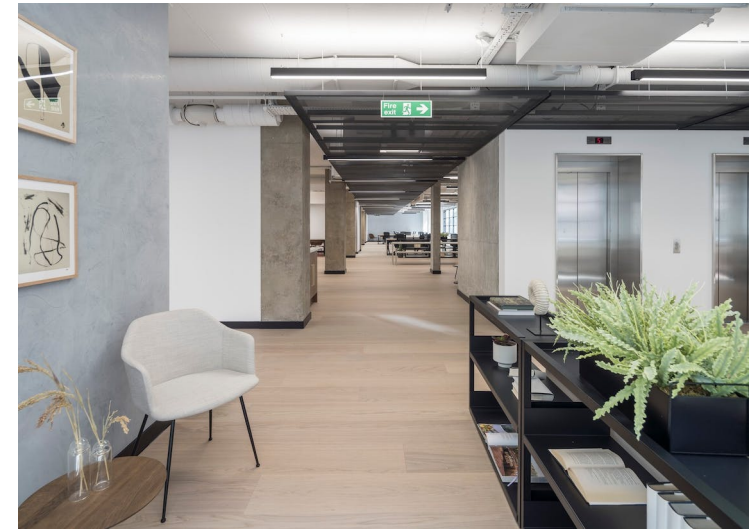
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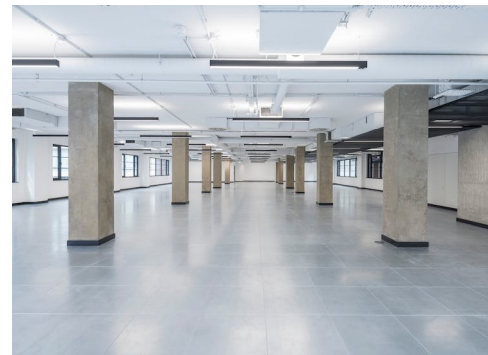
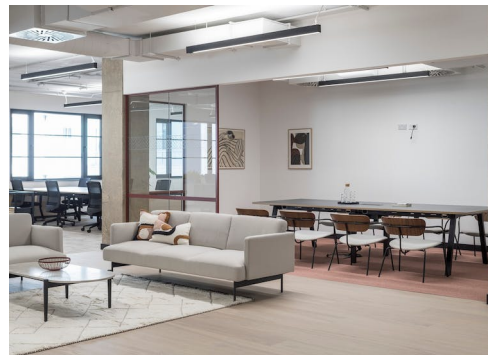
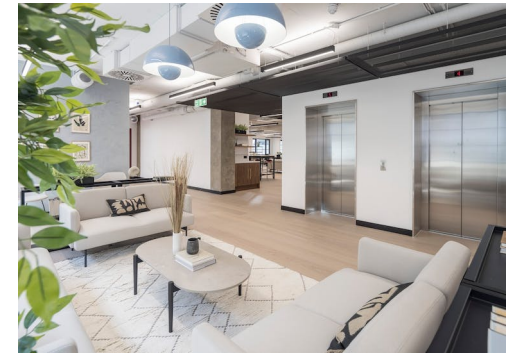
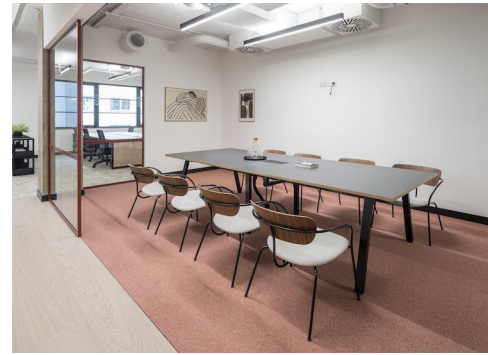
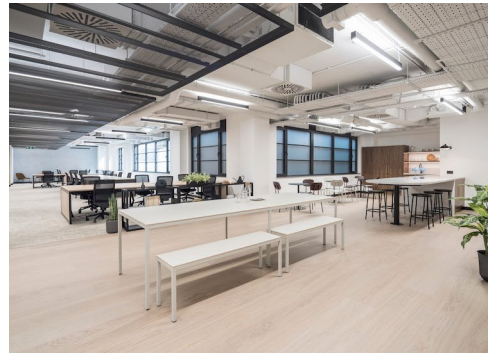
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Amenities

- Newly fully fitted 2nd floor
- Comprehensive refurbishment
- Raised access floor
- 2.9m to 3.7m floor to ceiling height
- Exposed services with suspended led lighting
- Private south facing terraces to levels 5 & 6
- Nine unisex showers
- Flexible floorplates with excellent natural light
- 80 cycle spaces

Description

Only two floors remain available at Script, offering a combined 14,574 sq ft of top-tier office space, provided either fully fitted or CAT A. The floors can be leased together or individually, with each floor comprising 7,200 sq ft.

The 2nd floor comes fully fitted, featuring approximately 60 desks, designated collaborative zones, 4 meeting rooms, 6 phone booths/zoom rooms, a boardroom, and a dedicated kitchenette.

Following a comprehensive refurbishment, the building boasts a manned reception area, three passenger lifts (including one accessible lift), and discreet accessibility via a Sesame lift integrated within the stairwell. Additionally, full end-of-trip amenities are available in the lower ground area for communal use.

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Content

Watch the film



View on Website



Developer

LBS

Tenure

Leasehold

Lease Terms

New FRI lease for a term by arrangement direct from the freeholder

VAT

The property is elected for VAT

Local Authority

The local borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following

Floor/Unit	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
6th	5,107	£75 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£44,260.67	£531,128	Let
5th	6,722	£75 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£58,257.33	£699,088	Let
4th	7,078	£69.50 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£58,098.58	£697,183	Let
3rd	7,253	£69.50 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£59,535.04	£714,420.50	Available
2nd	7,321	£69.50 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£60,093.21	£721,118.50	Available
1st	7,318	£75 per sq ft Guiding	£22 /sq ft	£7 /sq ft	£63,422.67	£761,072	Let
Ground	5,139	£43.80 per sq ft	On application	On application	£18,757.35	£225,088.20	Let
Lower Ground	5,499	£43.80 per sq ft	On application	On application	£20,071.35	£240,856.20	Let

Floor/Unit	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
Total	51,437				£382,496.20	£4,589,954.40	

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Contact Us

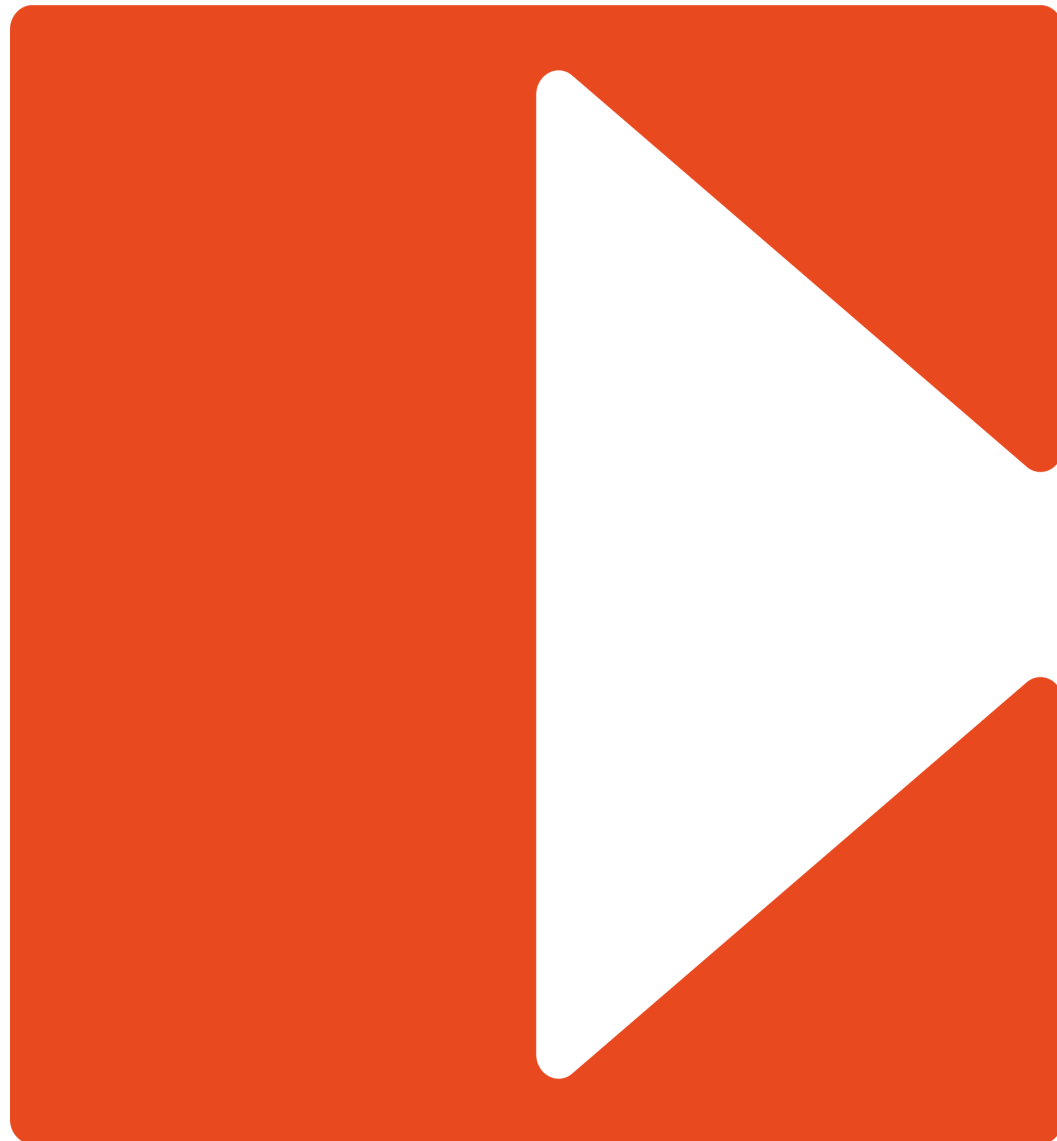
All appointments to view must
be arranged via sole agents,
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