

Commercial Office Space

8,054 sq. ft. / 748.23 sq. m.

Unique, self-contained office space within state-of-the-art office building

TO LET

Stylus, 116 Old Street, London EC1V 9BG



LOCATION

The building is located on the south of Old Street, surrounded by an array of local restaurants, bars and shops. With Shoreditch to the East and Farringdon and Clerkenwell to the West, the building is perfectly located to make the most of both areas.

TRANSPORT

Old Street (Northern line and National Rail)

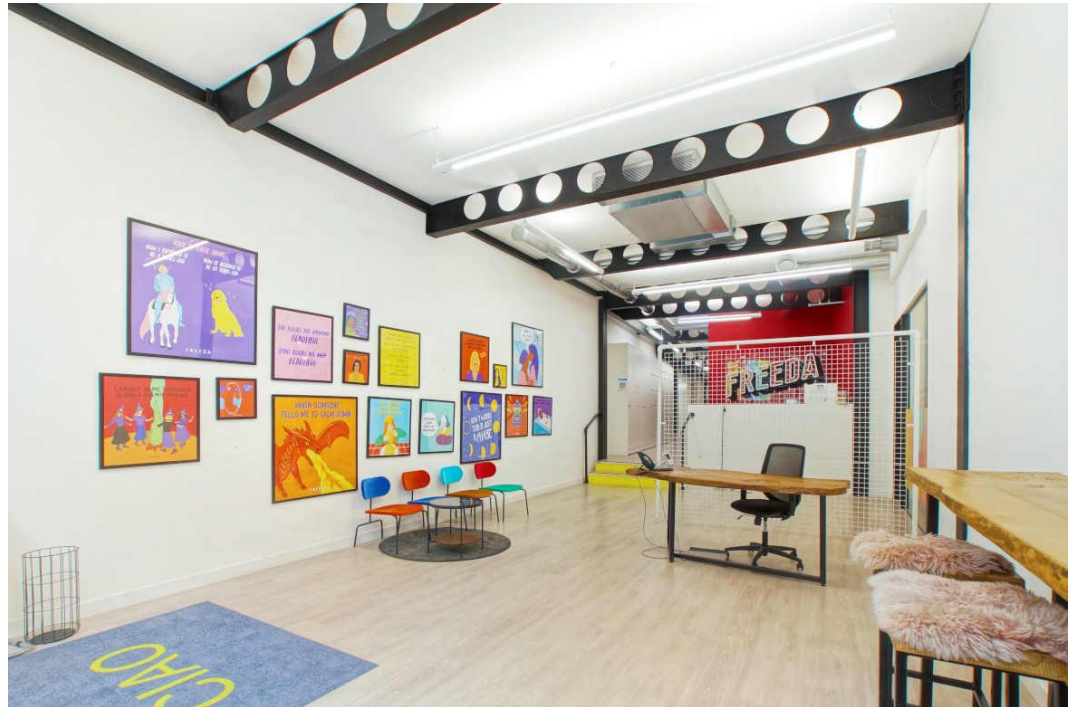
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines)

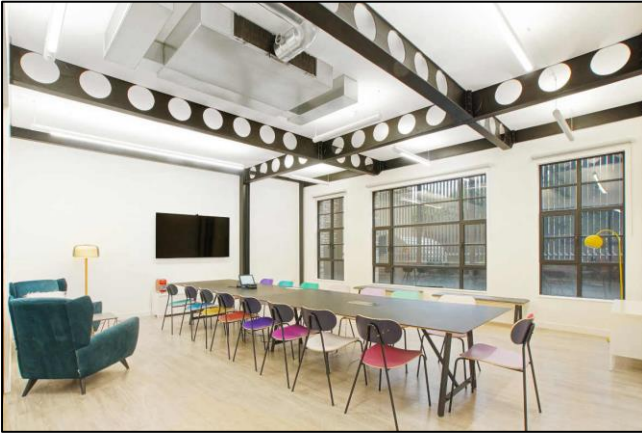
Moorgate (Circle, Elizabeth, Hammersmith & City, Metropolitan and Northern lines)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Formerly home to the Margolin gramophone factory, Stylus was rebuilt in 2017, whilst retaining the charming original frontage

The building offers flexible design lead office accommodation, with exposed services, high ceilings and column free floorplates, allowing natural light to fill the space.

HIGHLIGHTS

- Generous lounge area & break out space
- Multiple meeting rooms / private offices
- Good floor to ceiling height
- Feature staircase
- Colum-free floor plates
- Raised access floors
- Low energy LED light fittings
- Two 9-person lifts serving all floors
- Renewable energy generation
- Showers and WCs
- Cycle storage for 44 Bikes
- Drying Room
- 81 Lockers
- Rear windows facing private courtyard

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	4,478	416.02
L. Ground	3,576	332.22
Total	8,054	748.24

LEASE

Available by way of sublease for a term expiring July 2025.

Alternatively, a new lease direct from the Landlord.

RENT

Per Annum	Per sq. ft.
£449,010.50	£55.75

RATES

Rates payable for 2024/25 are approximately:

Per Annum	Per sq. ft.
£140,945	£17.50

SERVICE CHARGE

Per Annum	Per sq. ft.
£74,580.04	£9.26

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month	Per Sq. Ft.
£664,536	£55,378	£82.51

VAT

The property is elected for VAT.

PLEASE CONTACT

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