

Commercial Office Space

88-100 desks and private meeting rooms

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

MANAGED OFFICE

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.

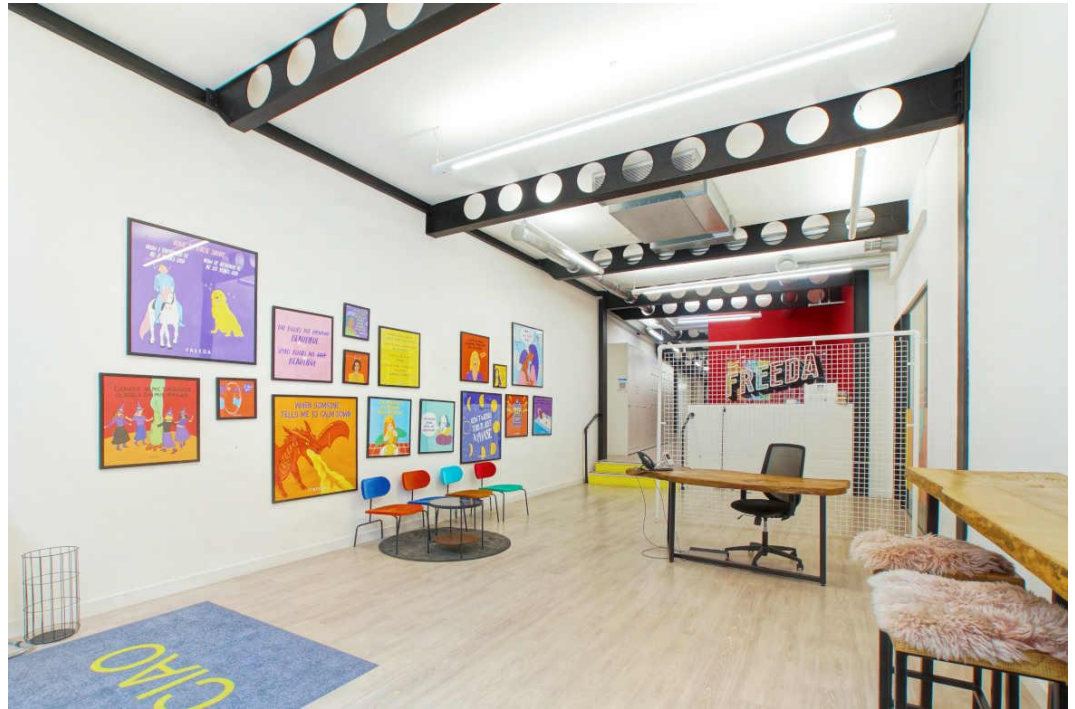
TRANSPORT

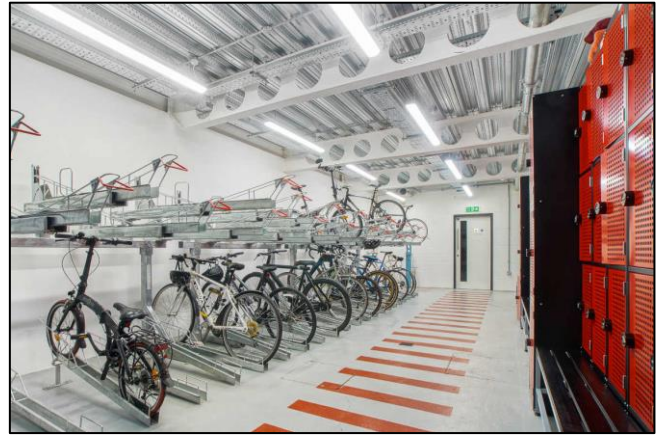
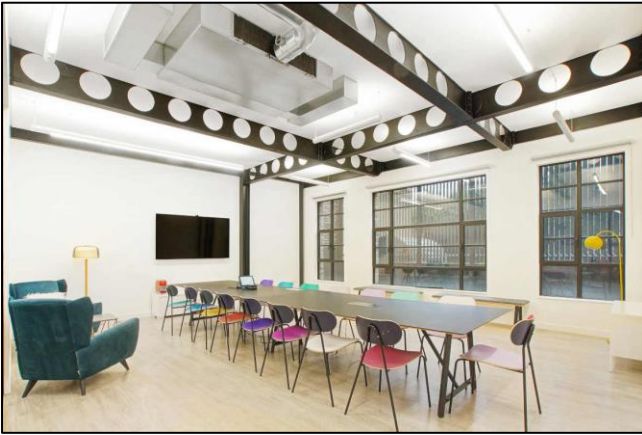
Old Street (Northern line and National Rail)

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)





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.

TENANCY

12-18 months.

HIGHLIGHTS

- Generous lounge area & break out space
- Multiple meeting rooms / private offices
- Good floor to ceiling height
- Feature staircase
- Column-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

Floor	Size Sq. Ft.	No. Of Desks	Total Managed Cost + VAT (includes rent, service charge, business rates, IT, utilities & cleaning)		
			Per Sq. Ft.	PCM	Per Annum
Ground	4,478	88-100	£100	£67,116.66	£805,400
L. Ground	3,576				
Total	8,054				

PLEASE CONTACT

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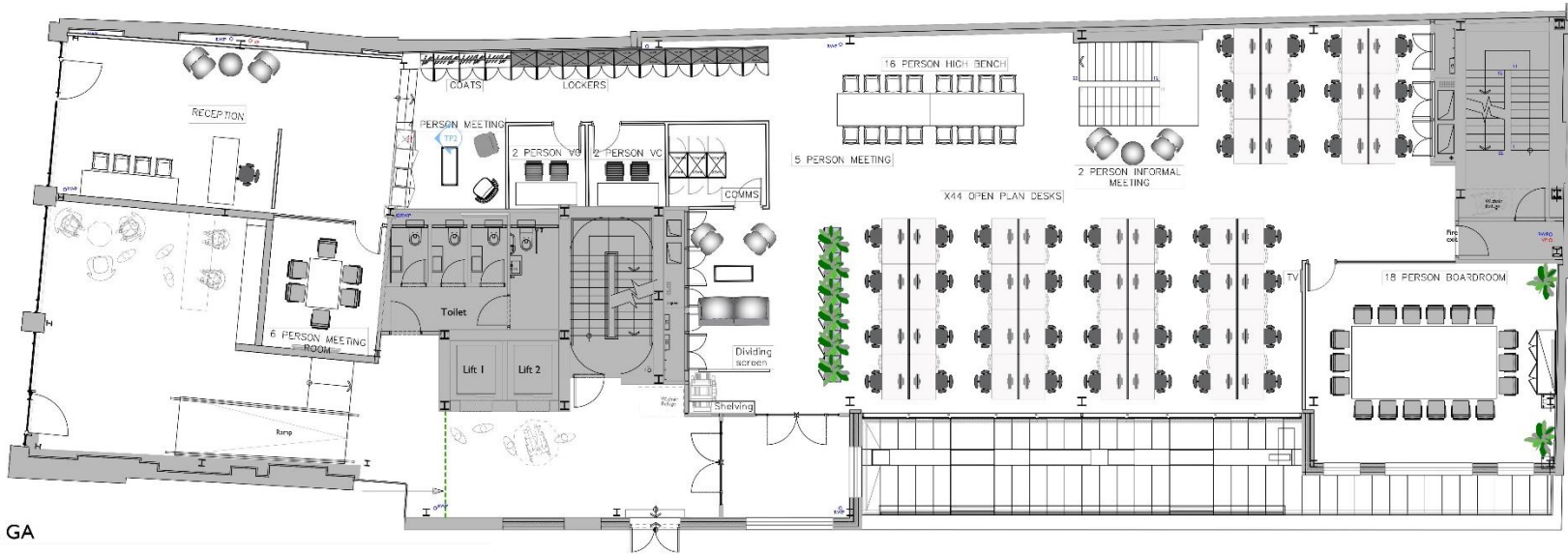
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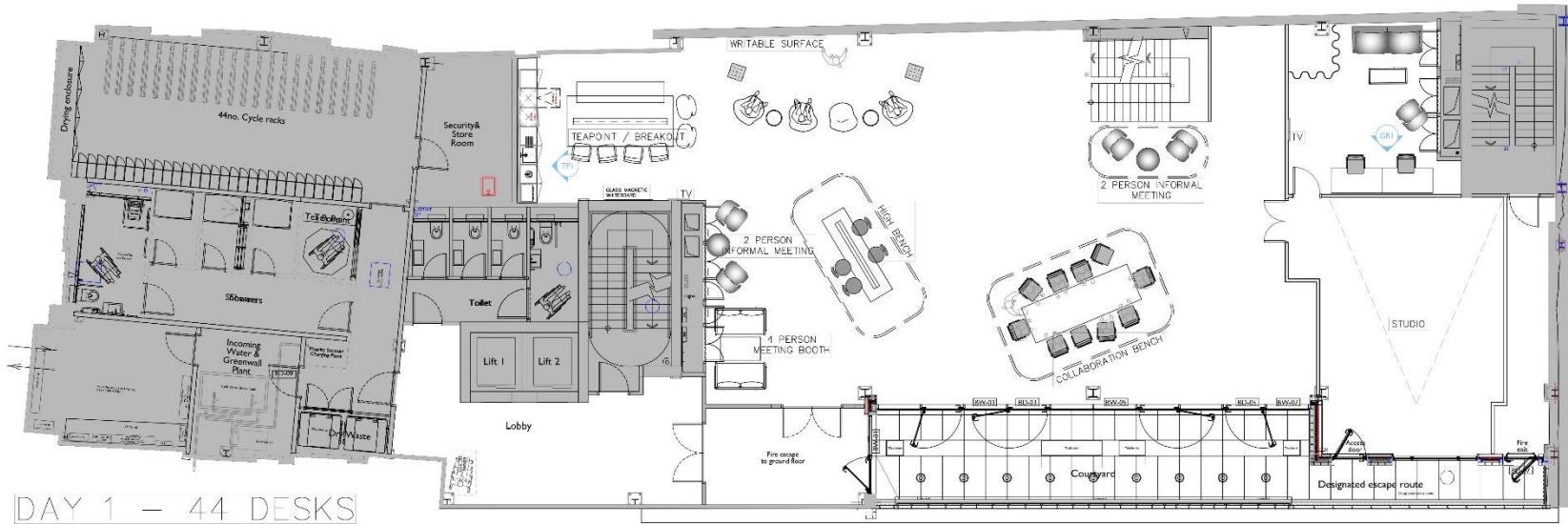
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FLOOR PLAN



GF02 Ground floor - GA
1:100



DAY 1 - 44 DESKS

LG02 Lower Ground floor - GA
1:100