

Compton

Old Street

Script
44 Featherstone Street
EC1Y 8RN

Best in class, newly refurbished fully fitted office space on the second floor at Script which is ready to move into!

For Rent

7,321 ft²

020 7101 2020
compton.london



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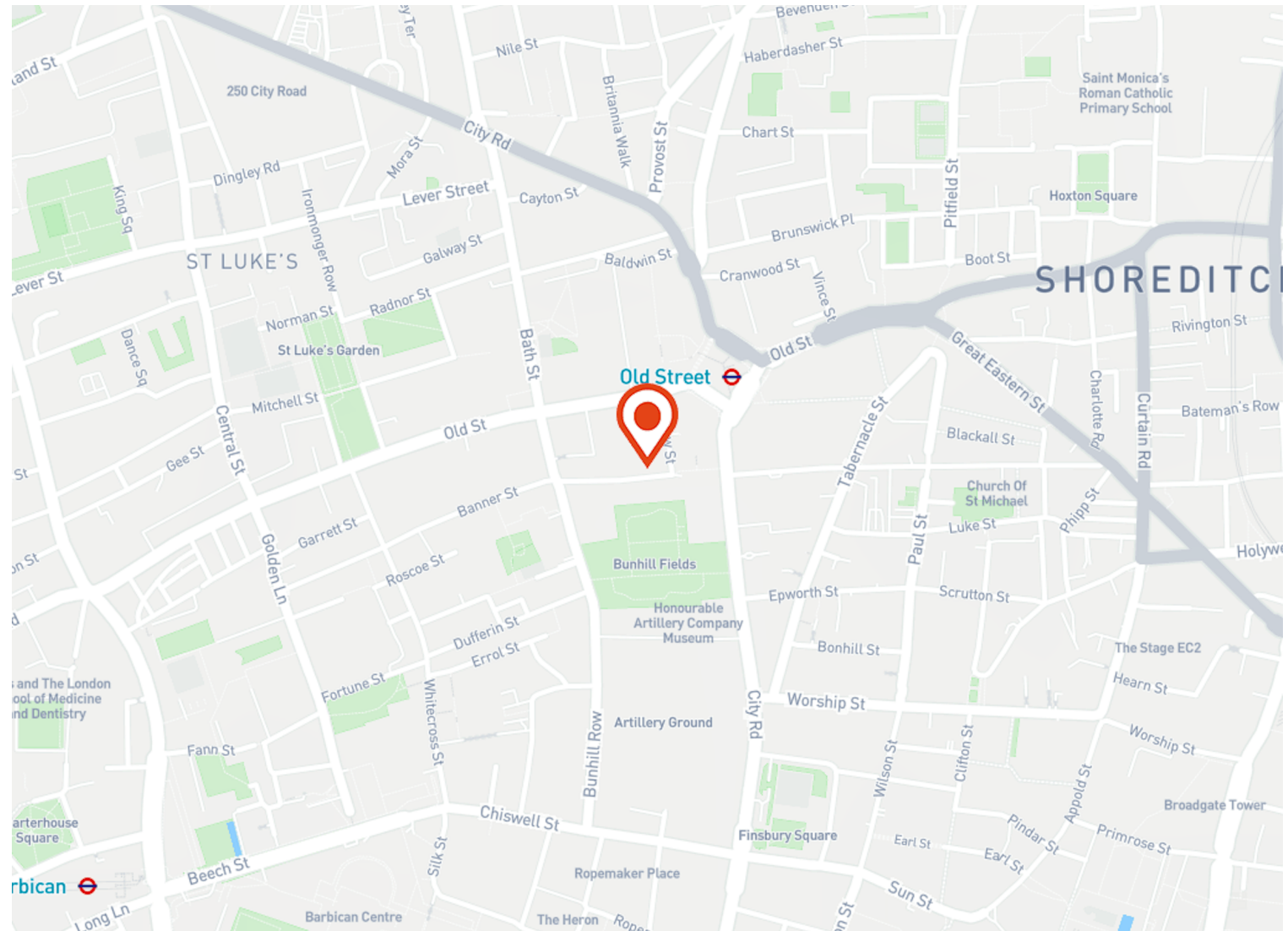
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Location

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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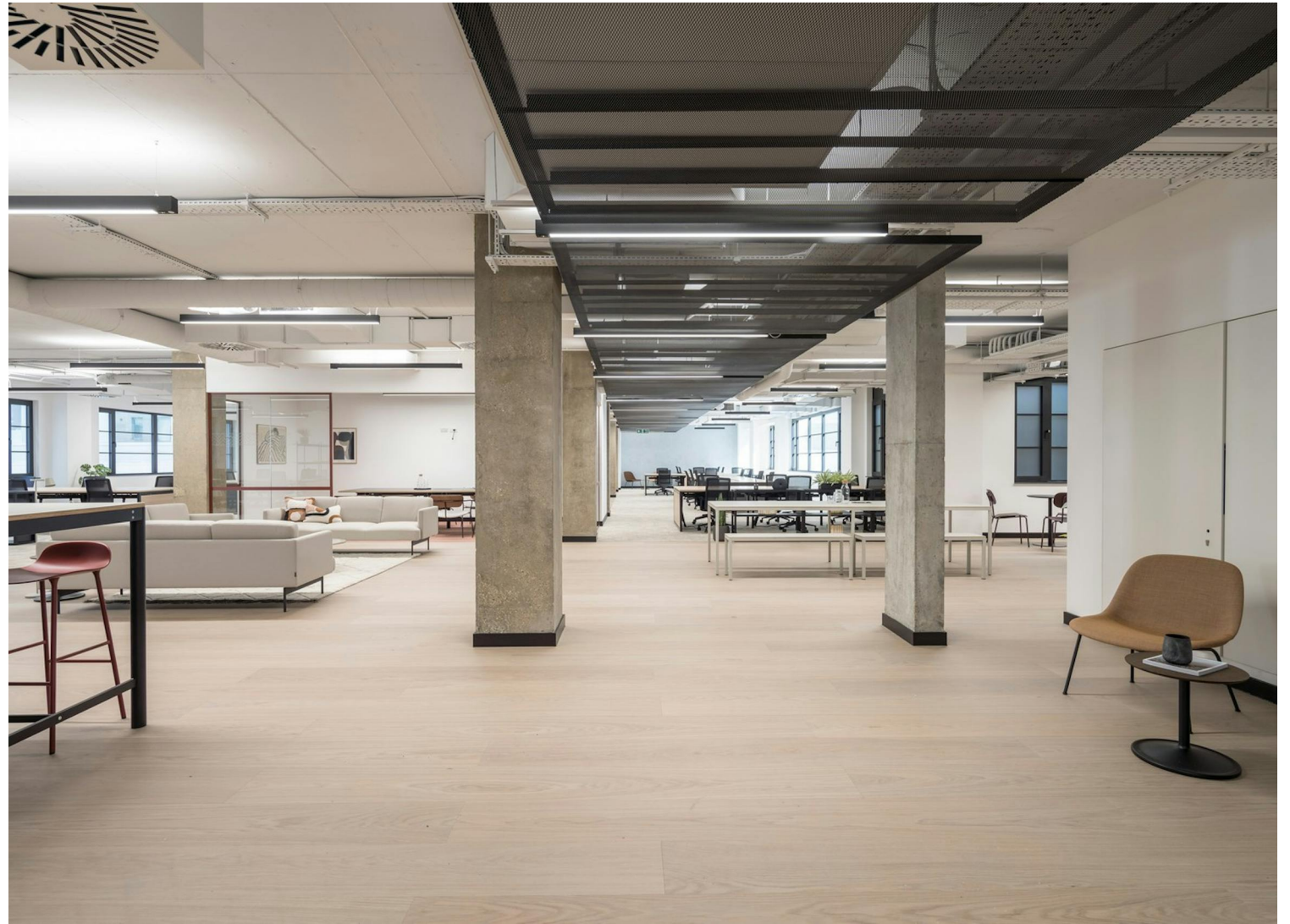
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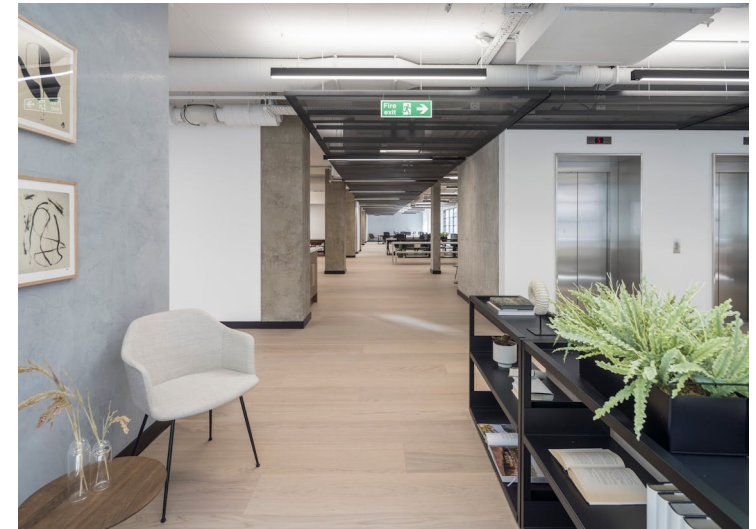
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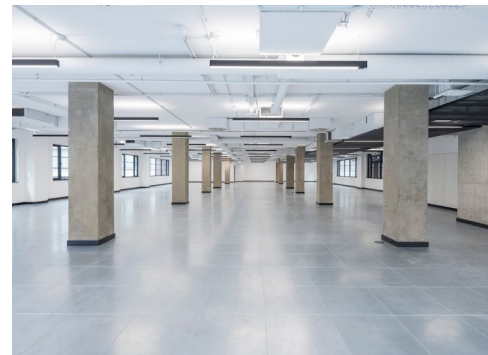
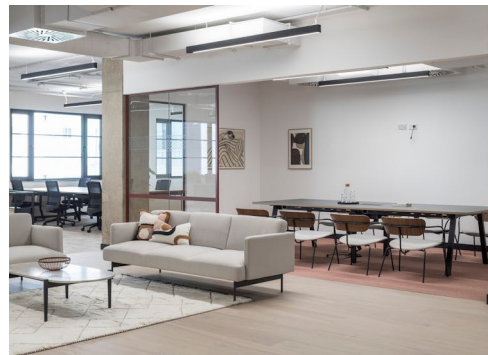
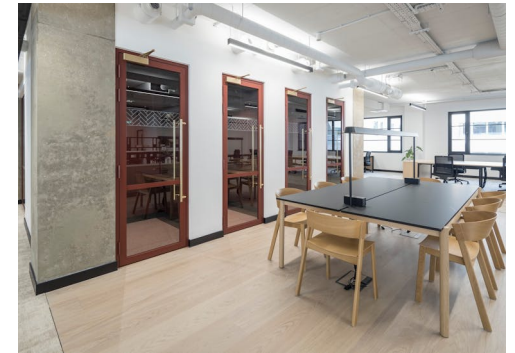
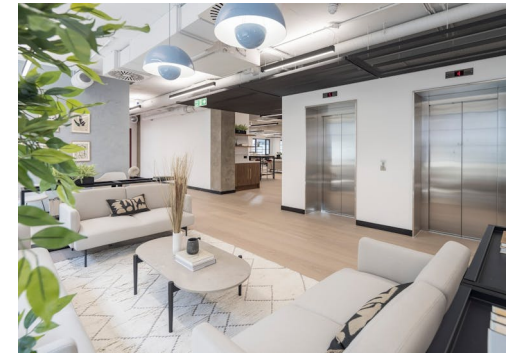
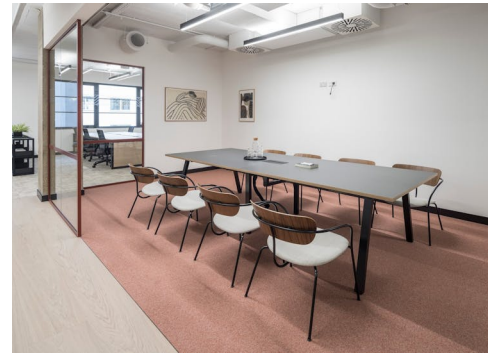
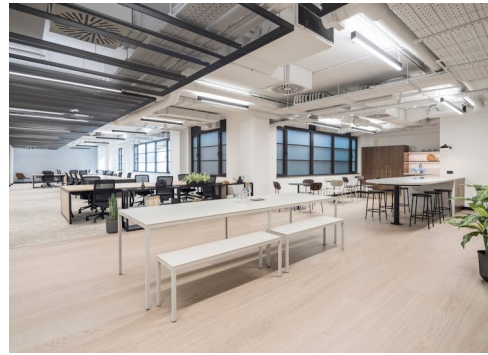
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Amenities

- Newly fully fitted 2nd floor
- 60 desks
- 4 boardrooms / meeting rooms
- 6 phone booths zoom rooms
- 2 smaller internal meeting rooms
- Kitchen
- Nine unisex showers
- Commissionaire
- 80 cycle spaces

Description

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
3rd	7,253	£62.50 /sq ft Guiding	£22 /sq ft	£7 /sq ft	£55,304.13	£663,649.50	Let
2nd	7,321	£70 /sq ft Gudiing	£22 /sq ft	£7 /sq ft	£60,398.25	£724,779	Let
3rd	7,209	£62.50 /sq ft Guiding	£22 /sq ft	£7 /sq ft	£54,968.63	£659,623.50	Let

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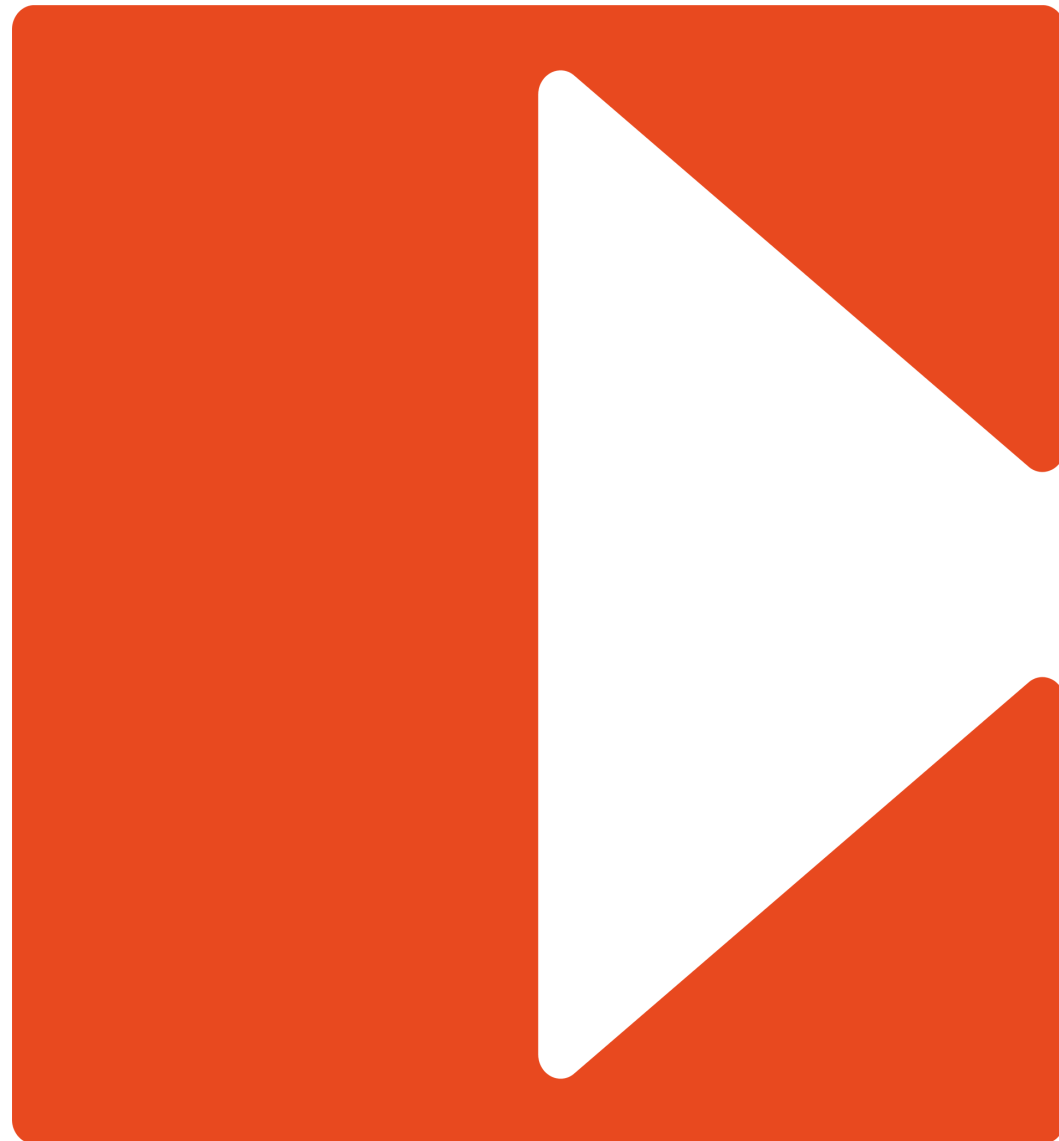
Contact Us

All appointments to view must
be arranged via sole agents,
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