

196 Old Street

cloisters

London / EC1

gatehouse

west

east

st. luke's



Inspiring spaces
set around a
secluded courtyard,
with London's best
mix of social,
boutique retail &
cultural amenities



Courtyard – East Building



Courtyard – Terrace

Cloisters offers occupiers a unique proposition – it provides stunning workspaces from 1,000 sq ft upwards, with an uncompromising specification in a sanctuary of calm and tranquillity.

It comprises four connected buildings arranged around the courtyard – East, West, Gatehouse and St Luke's.



Highlights

Secluded courtyard entrance

Fully fitted / Cat A suites

Conventional / Managed offerings

Communal terraces / Green wall

Building commissionaire

Bicycle racks / Shower facilities



Contemporary,
considered spaces
with biophilic
design connecting
the outside to
the inside

The design blends the building's rich heritage with a modern aesthetic to create an environment where clarity and inspiration thrive.

Fitted suites offer open plan workstations, meeting rooms and ample breakout areas, with capacity for extra desks and meeting spaces.

Light-filled floors
in the East building
provide stylish &
inspiring workspaces

Ready for an occupier to seamlessly take their place

The available second and fourth floors in the East building offer generous, contemporary workspaces and feature considered design finishes.



4th Floor – East



2nd Floor – East



2nd Floor – East



2nd Floor – East



East Lobby

Thoughtfully
curated workspace
in the West building
inspire collaboration
and productivity



West Lobby



2nd Floor – West



2nd Floor – West



2nd Floor – West



2nd Floor – West

**A high quality
fit-out with all
things considered**

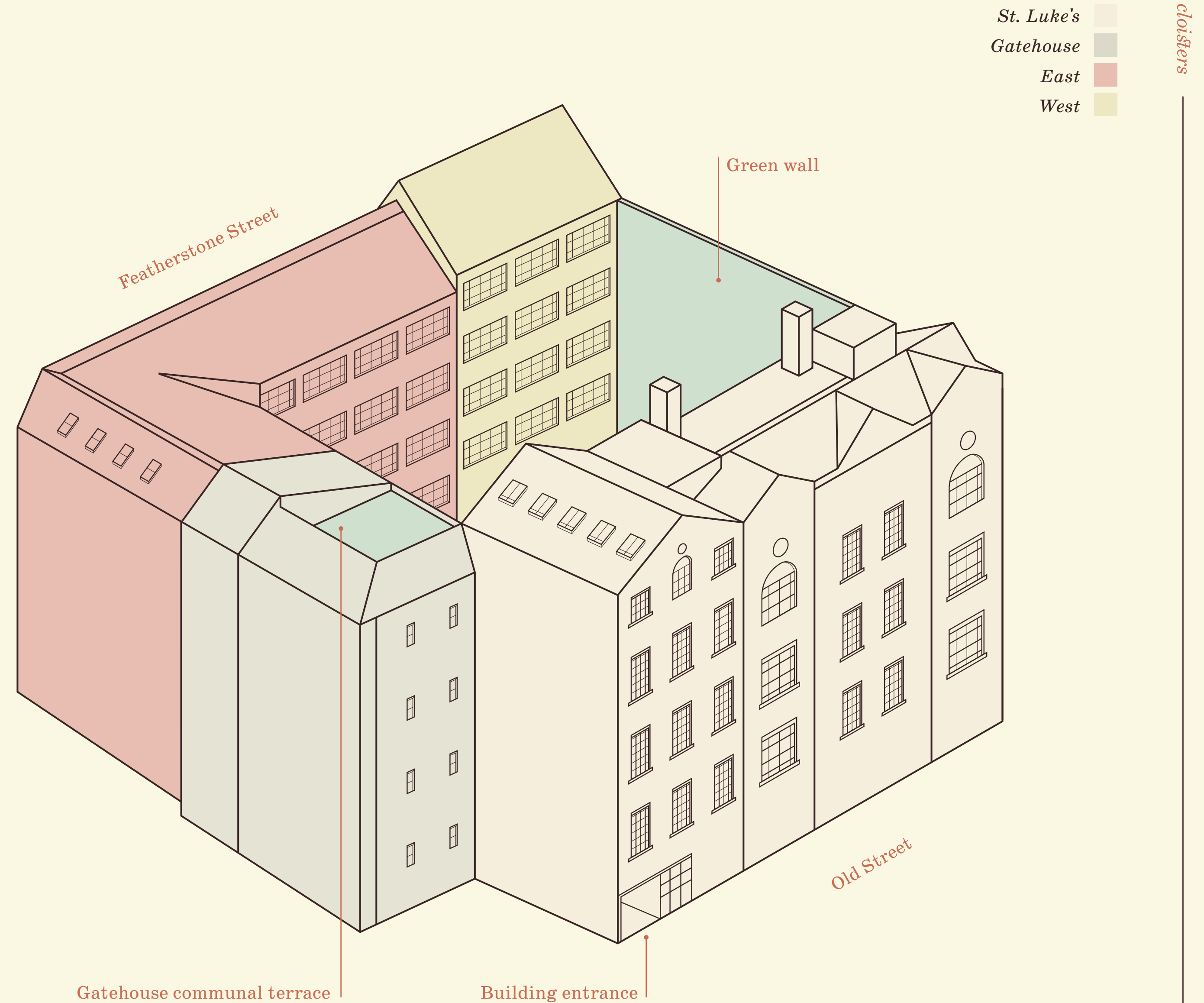
The available second floor West features a thoughtfully arranged layout with workstations, a meeting room, phone booth and breakout areas.

Accommodation

Floor	Status	Sq Ft	Sq M
5th & 6th West	Fit-out available	2,268	211
4th East	Fully fitted	3,097	288
2nd East	Fully fitted	2,919	271
2nd West	Fully fitted	1,080	100
Total		9,364	870

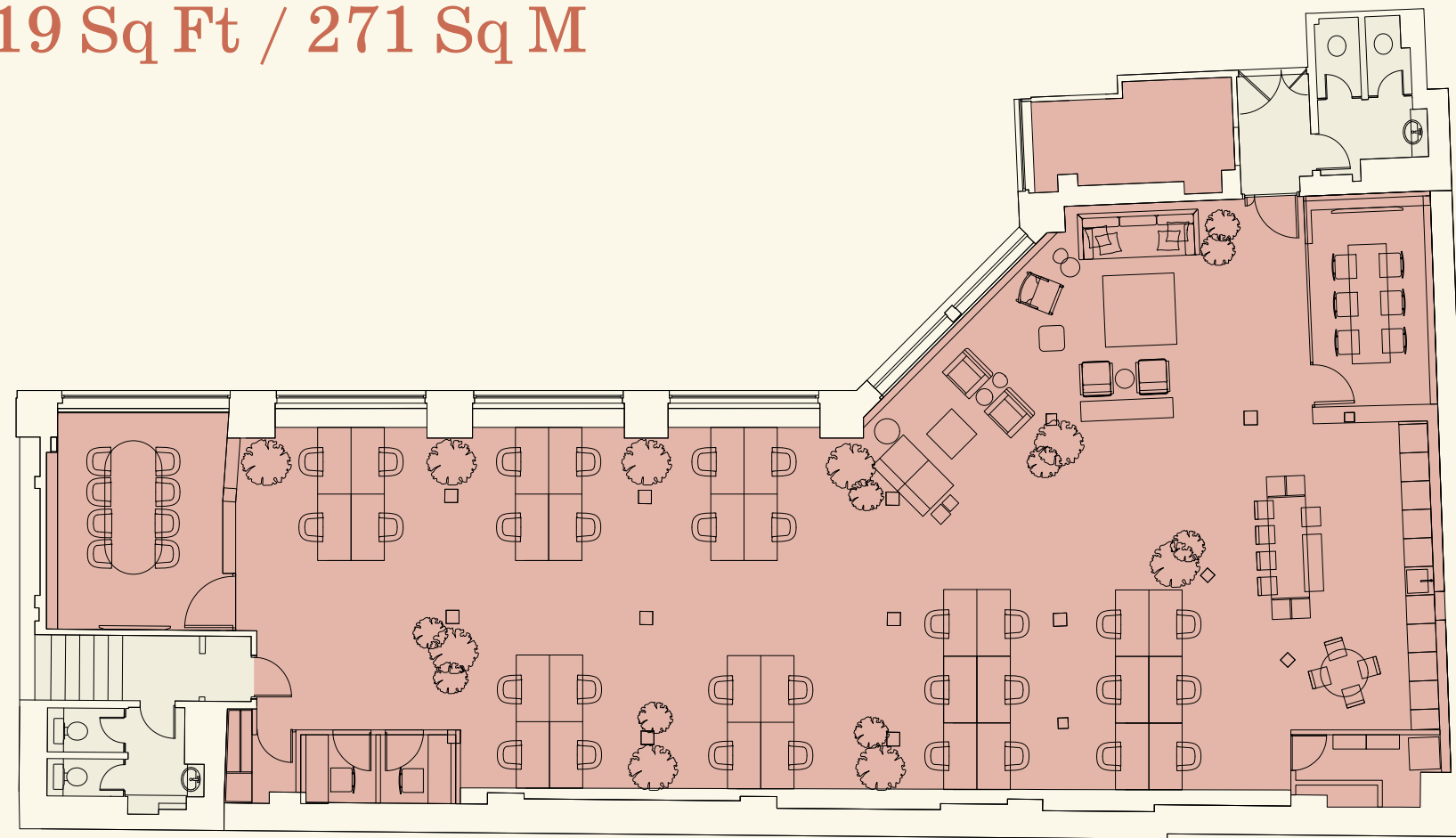
Cloisters provides a campus-style environment set back from the vibrant bustle of Old Street.

There are spacious communal roof terraces available to occupiers, and a green living wall enhancing the calming environment.



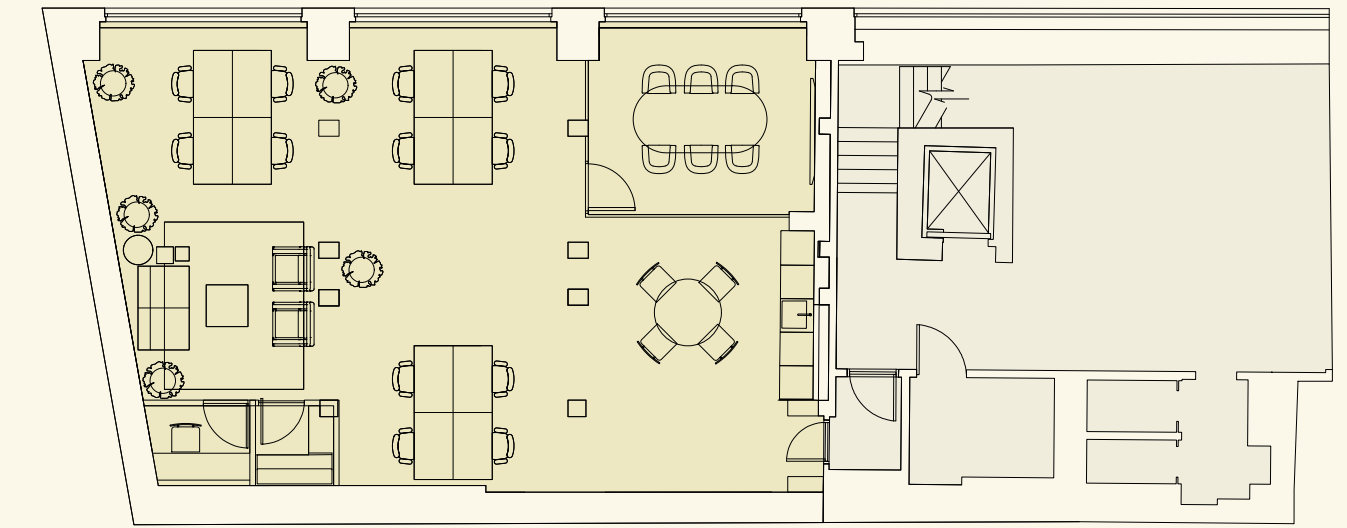
Second East – 2,919 Sq Ft / 271 Sq M

Workstations	32
8 person meeting room	01
6 person meeting room	01
Phone booths	02
Kitchen breakout area	01
Lounge / breakout areas	02



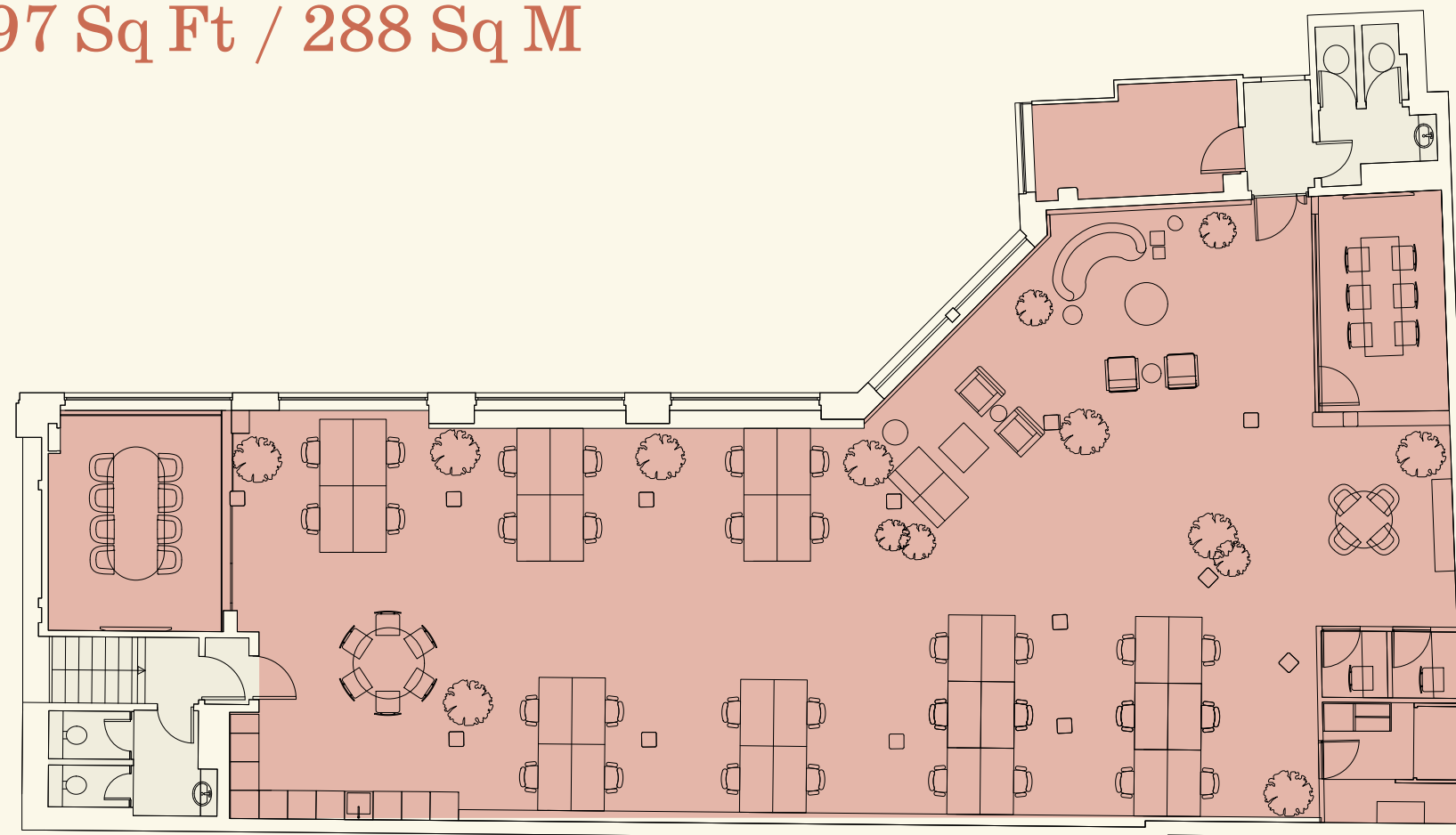
Second West – 1,080 Sq Ft / 100 Sq M

Workstations	12
6 person meeting room	01
Phone booth	01
Teapoint breakout area	01
Lounge / breakout areas	01



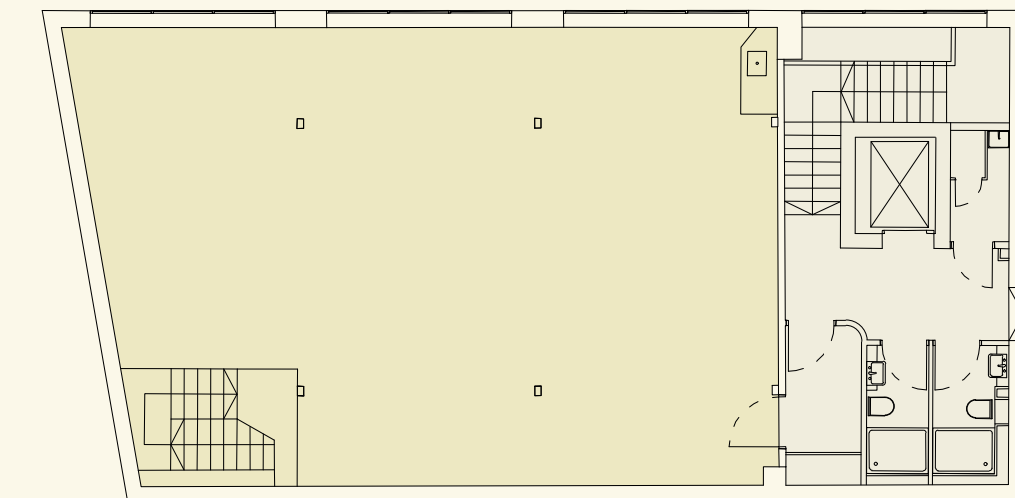
Fourth East – 3,097 Sq Ft / 288 Sq M

Workstations	32
8 person meeting room	01
6 person meeting room	01
Phone booths	02
Kitchen breakout area	01
Lounge / breakout areas	02

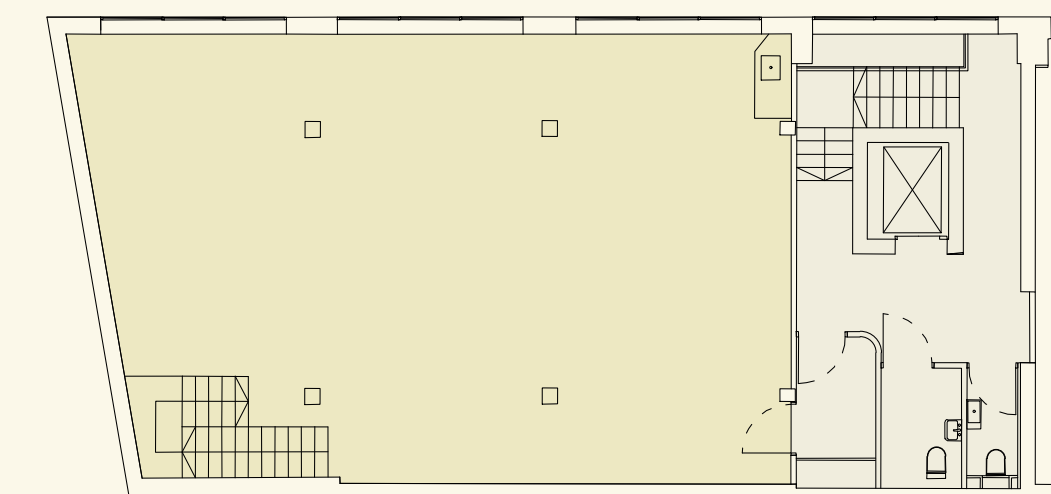



Fifth & Sixth West (Duplex) – 2,268 Sq Ft / 211 Sq M

Sixth Floor



Fifth Floor



 Floorplans not to scale. For indicative purposes only.

 Office – East  Office – West  Core

Serata Hall / **morning** / Gymbox / Grind /

Gibney

addies /

Nightjar

night

Lulligan /

noon

Whitechapel

Market /

Pasta M

bican /

Tayér + Elementary / **and** / Gloria





Pachamama East



Gibney's



Serata Hall

With an extensive range of trendy bars, world renowned restaurants and bustling street markets offering tasty street eats – the choice is yours; morning, noon and night.

Old Street delivers an unrivalled amenity offering in rich and diverse surroundings



Gloria



Whitecross Street Market

Step out and move with Old Street station on the doorstep

Connectivity from Old Street is excellent, providing links to London's major stations, as well as the Elizabeth Line making travel across London quick and easy.

While the recent redevelopment of Old Street roundabout provides a more pedestrian and cycle friendly commute.



Journey Times

Old Street / 01 min



Moorgate / 02 mins



King's Cross / 05 mins



Bank / 06 mins



Journey times in minutes. Source: TfL.



Restaurants

- Bone Daddies
- Serata Hall
- Cocotte
- Meatliquor
- Gloria
- Crudo Cevicheria
- Daffodil Mulligan
- Wagamama
- Hoxton Grill
- The Breakfast Club

Bars / Cafés

- Nightjar
- Colours Hoxton
- Shoreditch Grind
- Nepa
- Ozone Coffee
- Old Fountain
- The Alchemist
- Gibney's London
- Gigi's Hoxton
- The Blues Kitchen

Leisure

- Gymbox
- XOYO
- The Z Hotel
- Montcalm East
- The Hoxton
- Nobu
- Bounce
- Flight Club
- Junkyard Golf
- Virgin Active

Further Information

Terms

Upon application.

Viewings

Strictly through the joint sole letting agents:



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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2024.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london

