

# Compton

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**Old Street**  
Verse Building  
EC1V 9QS

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Fully fitted office space available  
for rent in in the heart of Old Street.

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**For Rent**  
2,121 to 4,242 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

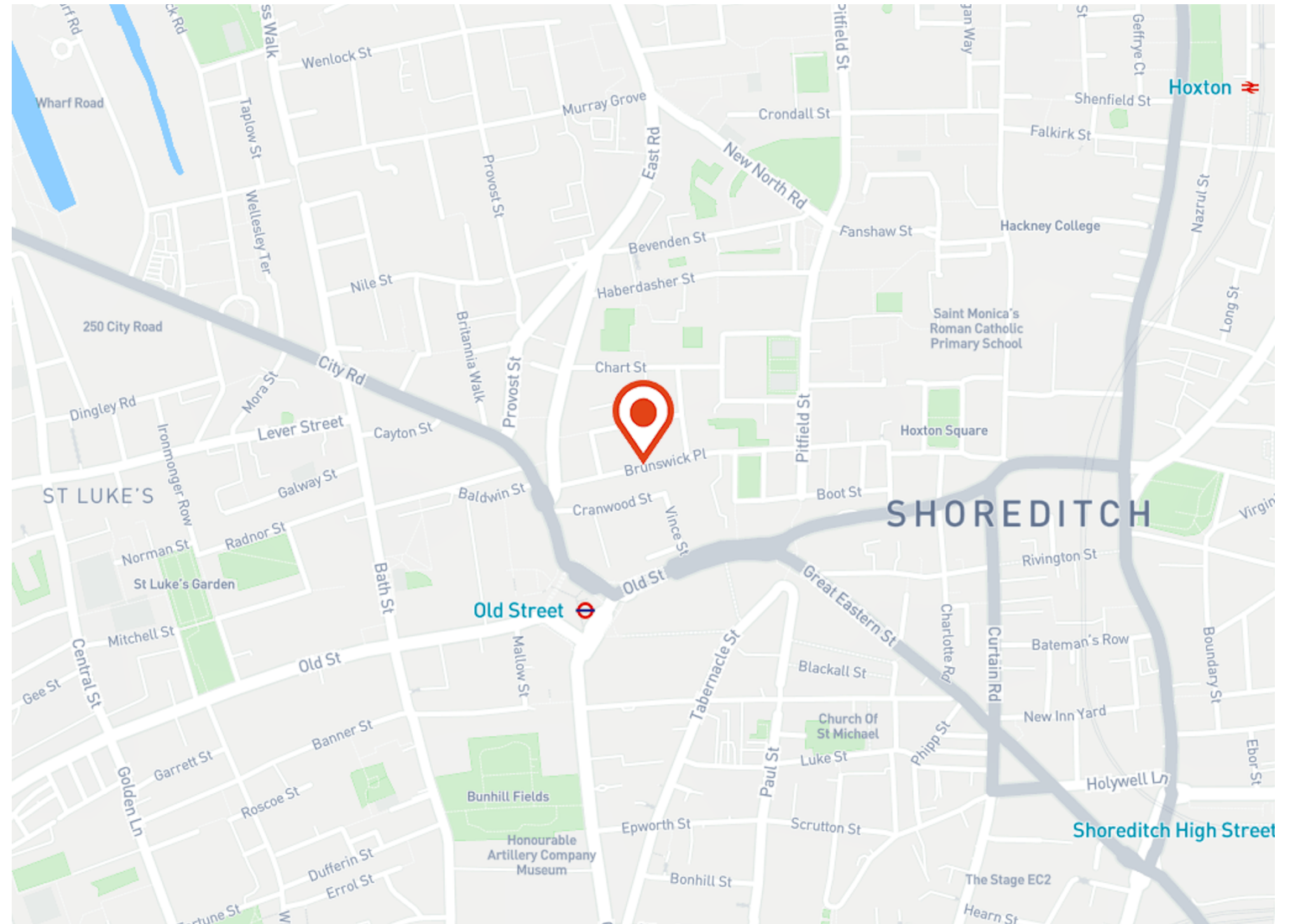


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## Location

More than a fashionable hot spot, Old Street is now seen as the vibrant and diverse heart of London's creative cluster. Since the launch of the Government's "East London Tech City" initiative in November 2011, the area accelerated and positively thrived.

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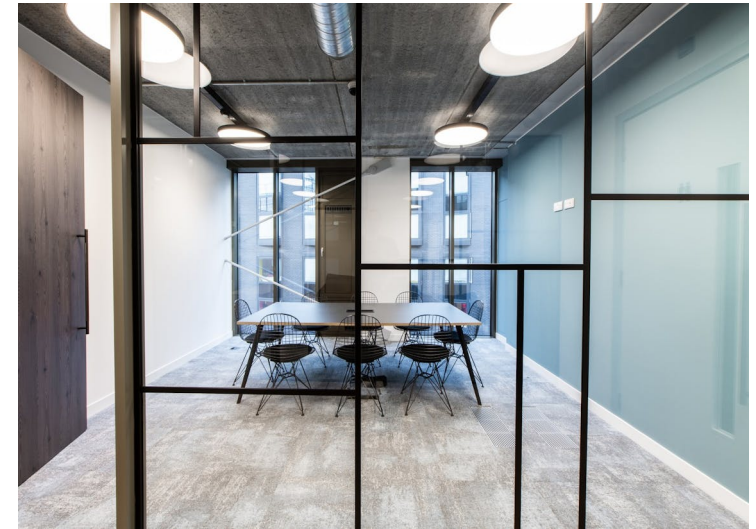
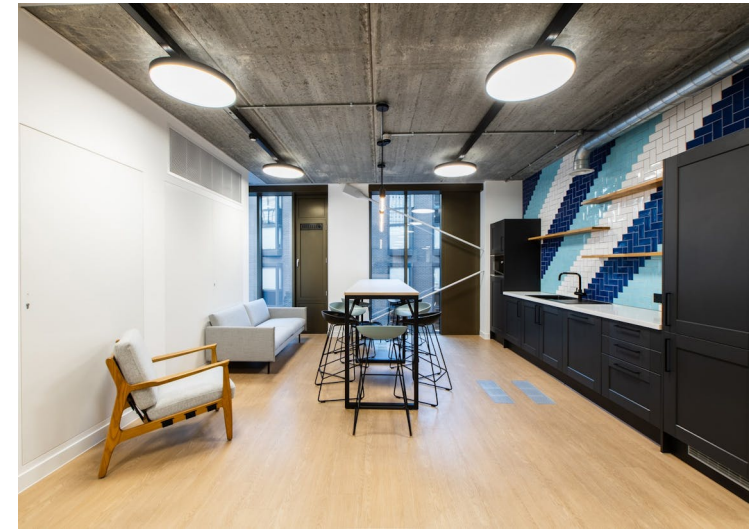
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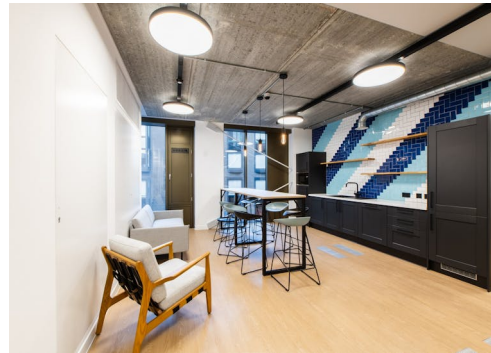
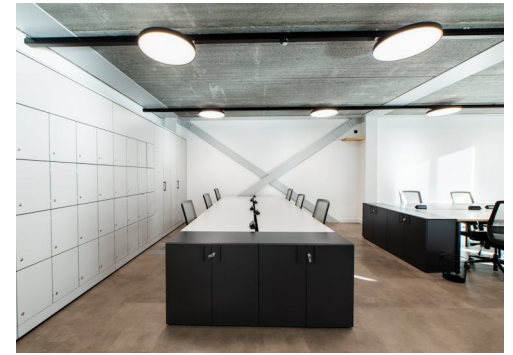
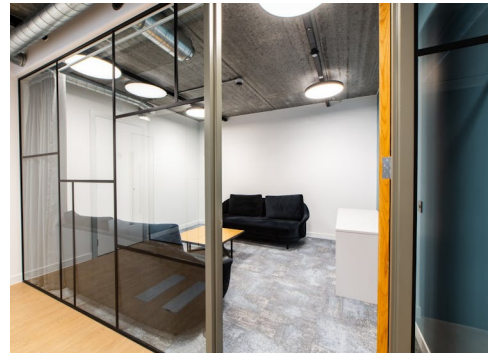
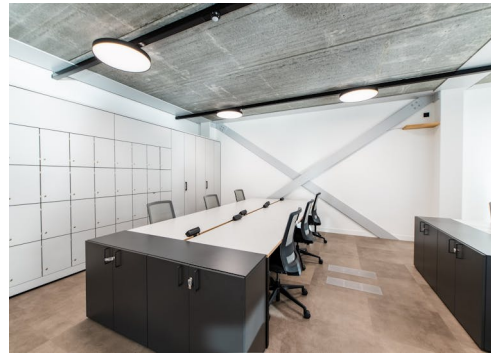
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## Amenities

- 1st Floor can be acquired via a sublease or assignment.
- Fully fitted and furnished
- Brand new flexible air conditioning system
- Fully accessible raised floors
- Superb natural daylight
- Exposed concrete and steel soffits
- Modern LED pendant lighting
- 2.9 floor to ceiling height
- Communal bike storage & shower facilities
- On site commissionaire
- Passenger lift
- BREEAM Excellent

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## Description

The 1st and 3rd Floors, comprising 2,121 sq ft each is offered fully-fitted, with the highest quality furnishings.

Sitting adjacent to its Victorian period neighbour, the Verse Building offers 16,849 sq ft over 8 floors of contemporary and flexible space, ideal for creative and tech firms.

Often compared with Manhattan's Meat Packing District, Old Street is alive with creativity and energy all day and through the night. In one short walk you could chance upon wonderful street food, world-class restaurants, all day cocktail bars, late night coffee bars, galleries, markets, pubs and pop art, theatre, festivals, design fairs and cinemas.

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## Content

View in Virtual Reality



Watch the film



View on Website



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## Developer

Private

## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord. 1st Floor can be acquired via a sublease or assignment.

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Hackney



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd	2,121	£67.50 per sq ft	£20.40 /sq ft	£11.12 /sq ft	£17,501.79	£210,021.42	Available
1st	2,121	£62.50 per sq ft	£20 /sq ft	£11 /sq ft	£16,526.13	£198,313.50	Available
Total	4,242				£34,027.92	£408,334.92	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Jake Kinsler  
[jk@compton.london](mailto:jk@compton.london)  
07840 638668

Elliott Stern  
[es@compton.london](mailto:es@compton.london)  
07834 918700

Sarah Hill  
[sh@compton.london](mailto:sh@compton.london)  
07936 338 774

