

Compton



Old Street

3 Old Street Yard
EC1Y 8AF

Inspiring fully fitted office space available for rent moments from Old Street Station, which benefits from the wider campus amenities.

For Rent

1,775 to 3,674 ft²

020 7101 2020
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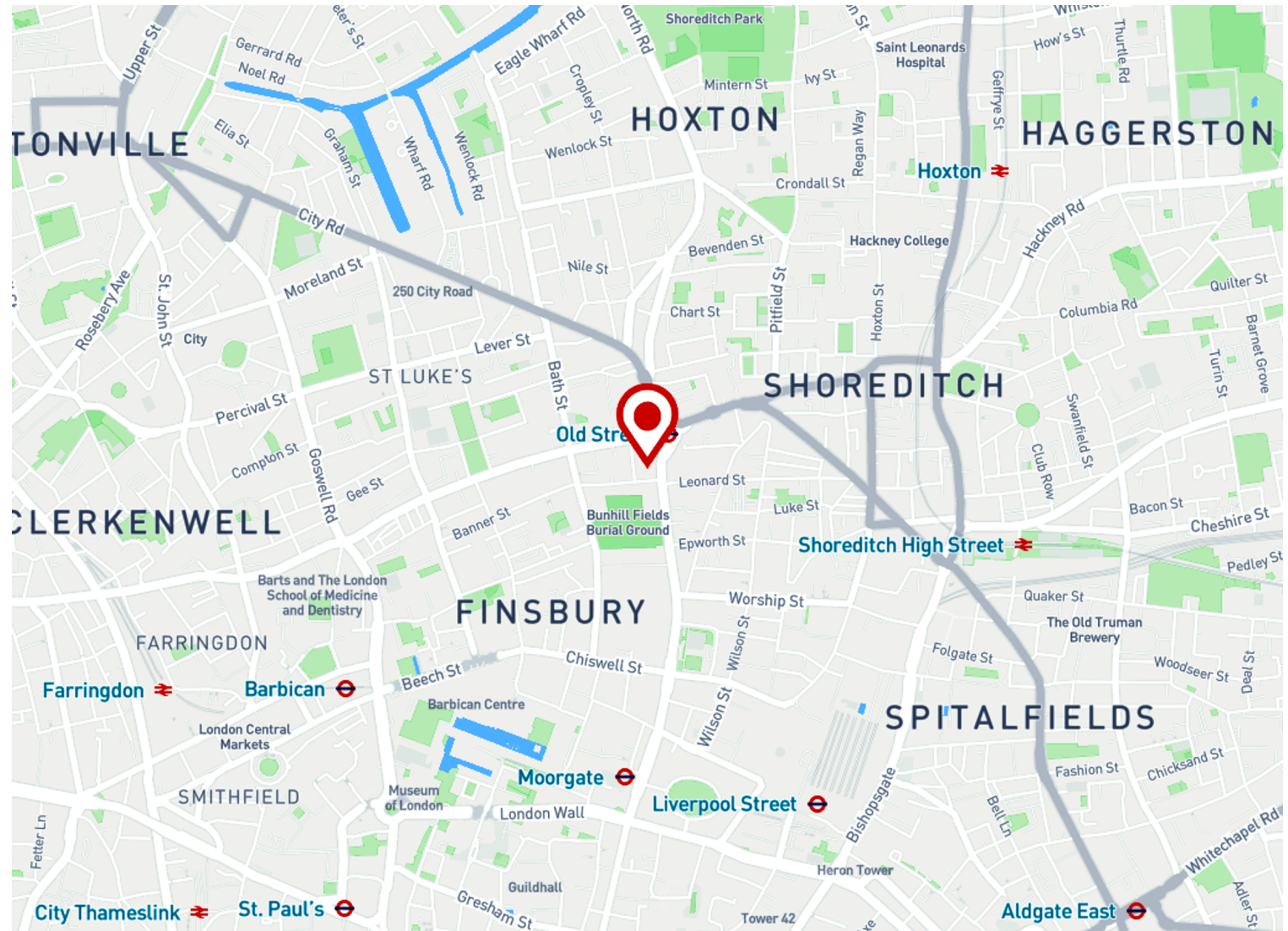
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Location

The last few years has seen Old Street transform into an established office district for a broad range of sectors, with businesses coming to Old Street because of its deep talent pool and wealth of amenity. It has the biggest concentration of tech companies anywhere in Europe, including a Google campus and is home to numerous leading fashion houses, advertising agencies, music-streaming companies and not-for-profits; its diverse community is what makes it so vibrant and exciting.

Old Street Roundabout is currently undergoing a large redevelopment, which is due to be completed in Summer 2023, to make the area more cycle and pedestrian friendly.

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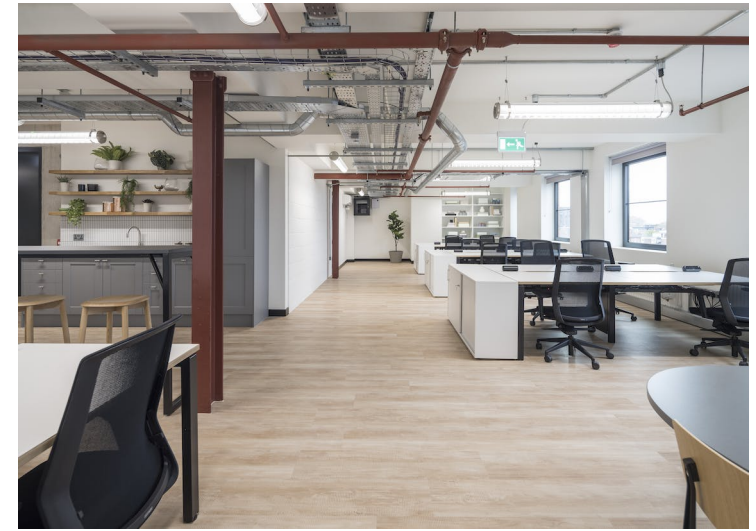
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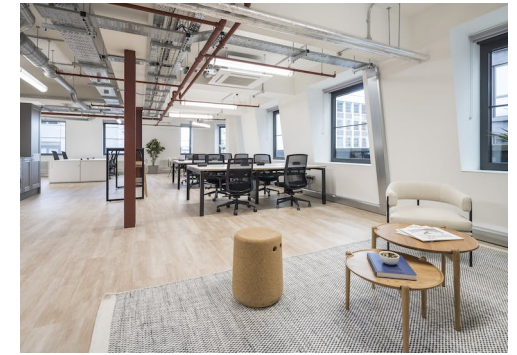
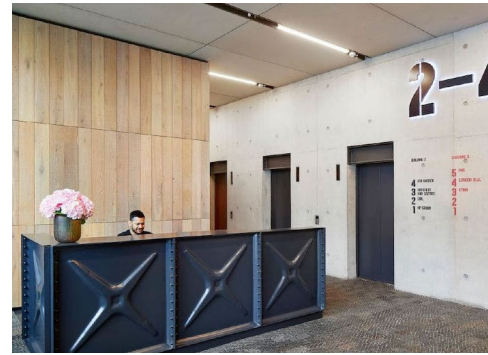
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Amenities

- Fully-fitted to include 20 desks, meeting room(s), 1 tea point, phone booths, hot desking and soft seating
- Suspended linear LED light fittings
- Fibre cabling in situ
- Ceiling mounted heating and cooling fan coil units
- Excellent natural daylight
- Communal roof terrace
- Access to external bookable meeting rooms and event hire space at DL/28 (Old Street) and DL/78 (West End)
- Manned reception
- Cycle storage and shower facilities
- Restaurant and café amenities within campus courtyard

Description

Two inspiring fully-fitted office floors available for rent within this new urban campus located only moments away from Old Street roundabout. This property is located seconds away from various restaurants, cafes and other amenities.

The units have been brand newly refurbished and fully-fitted out to a high specification to include workstations, meeting rooms, hot-desking benches and a modern kitchenette.

The office spaces also benefit from external bookable meeting rooms and event hire space in Old Street and the West End. For further information please see website: www.derwentlondon.com/dl-78

The floors also benefit from access to the courtyard and communal roof terrace.

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Content

View on Website



Specifications

The floors have been fully-fitted to a high standard to include c. 20 desks, 2 meeting rooms, 1 tea point, 2 phone booths, hot desking and a soft seating/ break out area.

Terms

New lease available direct from the Landlord.

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

Bookable meeting rooms & Event hire space (DL/28 & DL/78)

A range of meeting rooms and event spaces are available to book outside of the office, which can be used for meetings and events. Additional catering can be supplied by Lantana. One is located directly opposite 3 Old Street Yard and the other on Charlotte Street in the West End.

Further information can be found: <https://www.derwentlondon.com/dl-78>

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Total month	Total year
5th	1,775	£16,899.48	£202,793.75
4th	1,899	£17,600.57	£211,206.78
Total	3,674	£34,500.05	£414,000.53

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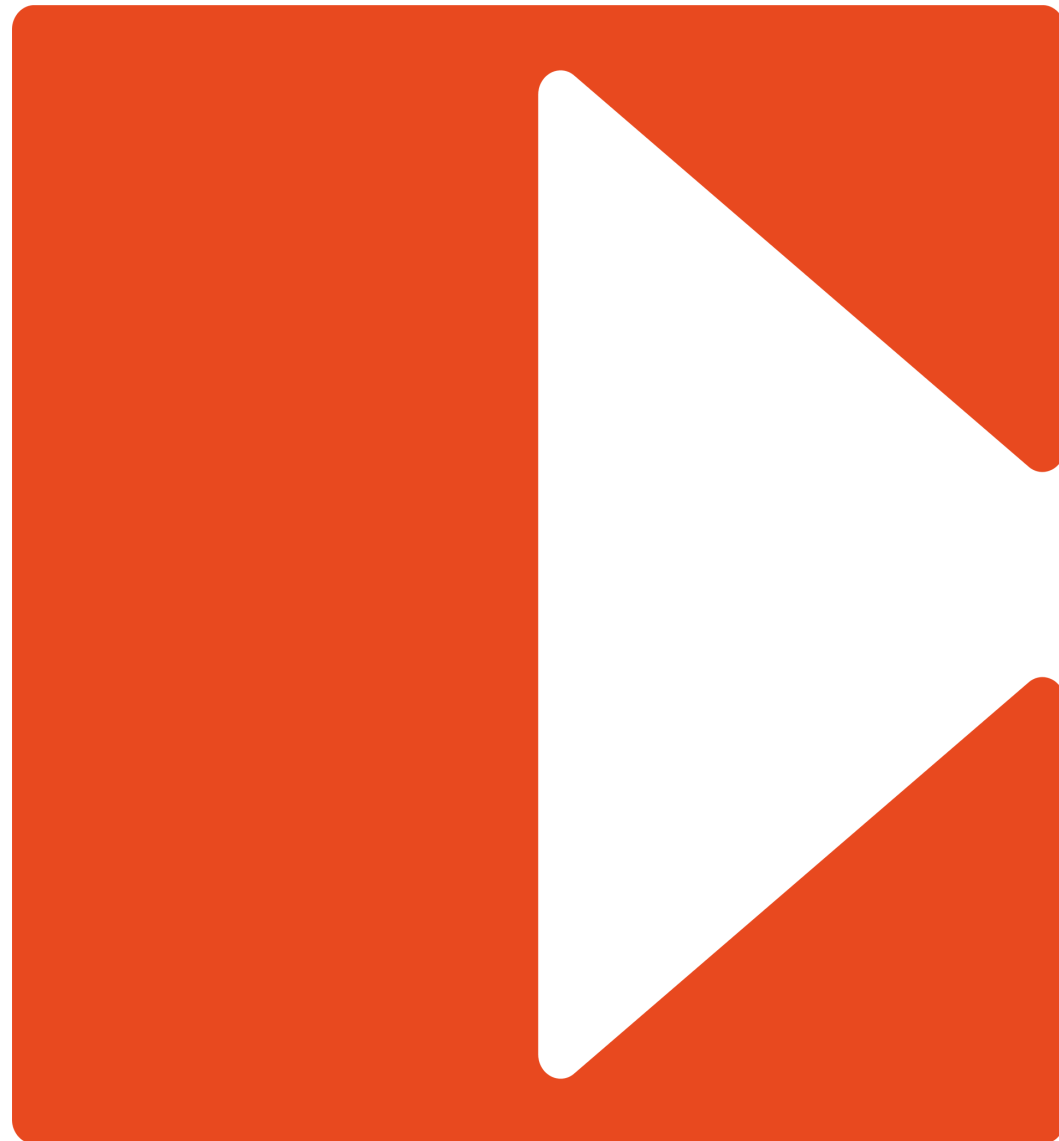
Contact Us

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

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