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Old Street 3 Old Street Yard EC1Y 8AF

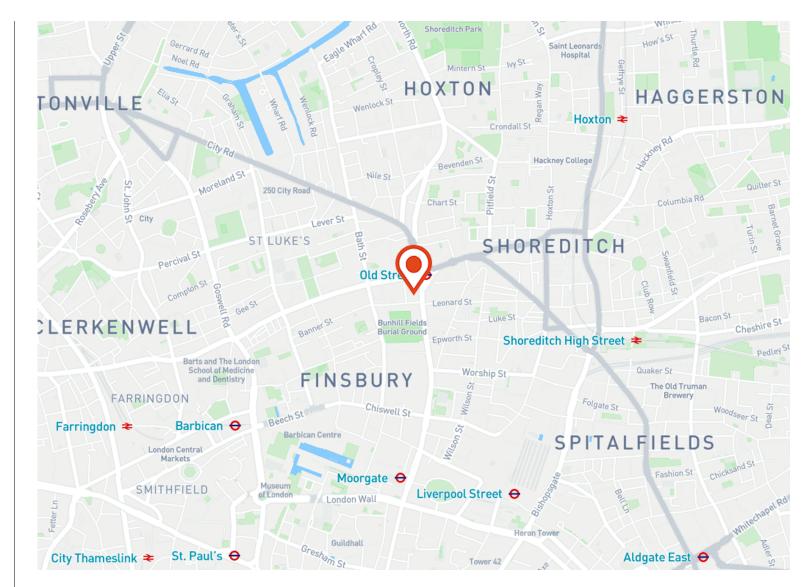
Inspiring fully fitted office space available for rent moments from Old Street Station, which benefits from the wider campus amenities.

For Rent 1,899 ft²

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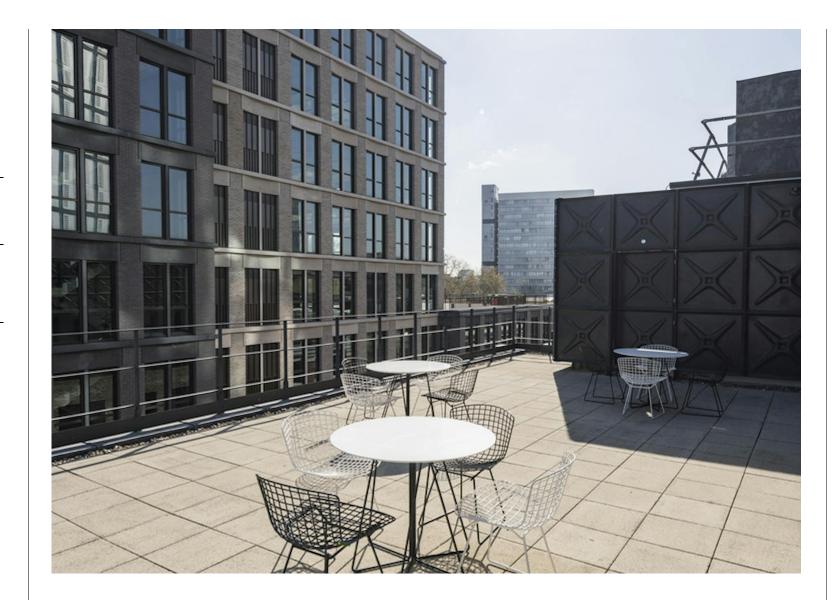
Location

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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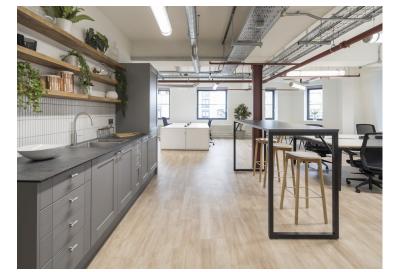


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Old Street 3 Old Street Yard ECIY 8AF

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For Rent 1,899 ft²

Amenities

- Fully-fitted to include 20 desks, meeting room(s), 1 tea point and soft seating
- Suspended linear LED light fittings
- Fibre cabling in situ
- 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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For Rent 1,899 ft² Content

Watch the film

Watch the film

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

Compton							
Old Street 3 Old Street Yard ECIY 8AF	Floor Areas & Outgoings						
Inspiring fully fitted office space available for rent moments from Old Street Station, which benefits from the wider campus amenities.	The accomr Name	nodatior sq ft		es the following q ft) Rates Paya	areas: ble (sq ft) Service Charge (sq ft)	Total month	Total year
For Rent 1,899 ft ²	3rd - Fitted	1,899	£55	£23	£21.04	£15,673.08	£188,076.96
020 7101 2020 compton.london							

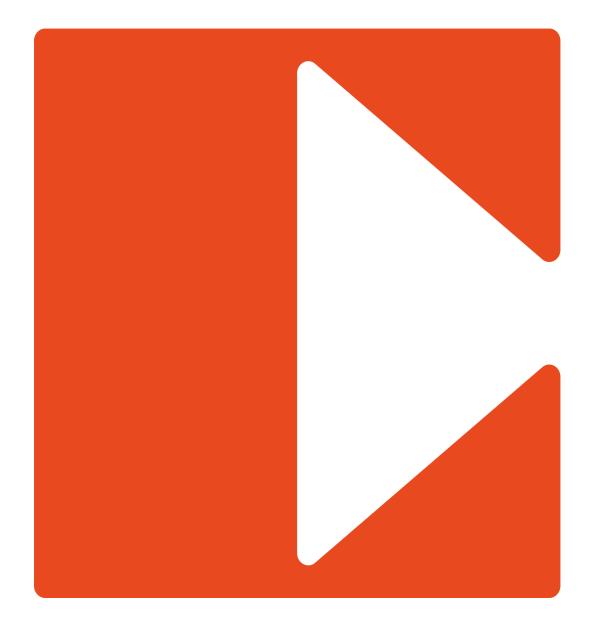
Contact Us

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

Sarah Hill sh@compton.london 07936 338 774

Shaun Simons ss@compton.london 07788 423131

Sonia Oberoi so@compton.london +44 (0) 7483 882 598



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