

Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²

020 7101 2020
compton.london



Compton

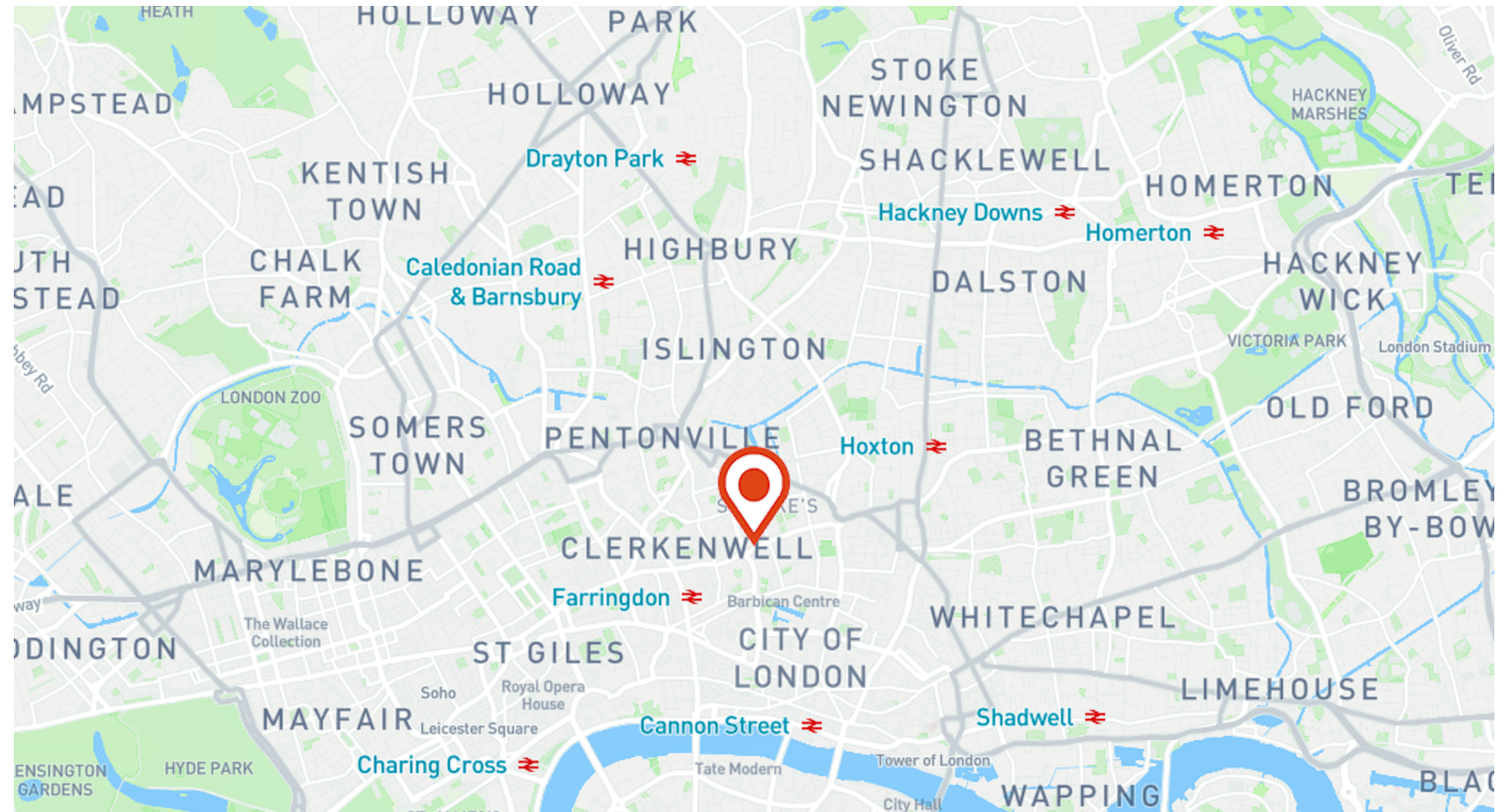
Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted warehouse building offered in either open plan or fully fitted & furnished condition

For Rent

1,054 to 5,256 ft²



Location

Welcome to the vibrant and eclectic enclave of Old Street, where history and innovation converge to create a dynamic urban experience. Nestled in the heart of London's East End, this historic neighborhood pulsates with energy, offering a rich tapestry of culture, creativity, and cutting-edge technology.

At the heart of Old Street lies its iconic namesake, a bustling thoroughfare renowned for its thriving tech scene and innovative startups. Here, modern skyscrapers stand in juxtaposition to historic landmarks, symbolizing the district's seamless blend of tradition and progress. A wealth of culinary delights in Old Street, where trendy cafes, artisanal bakeries, and Michelin-starred restaurants coexist harmoniously. From global flavors to local delicacies, the dining scene caters to every palate and preference, inviting gastronomic exploration at every turn.

Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²



Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²



Compton

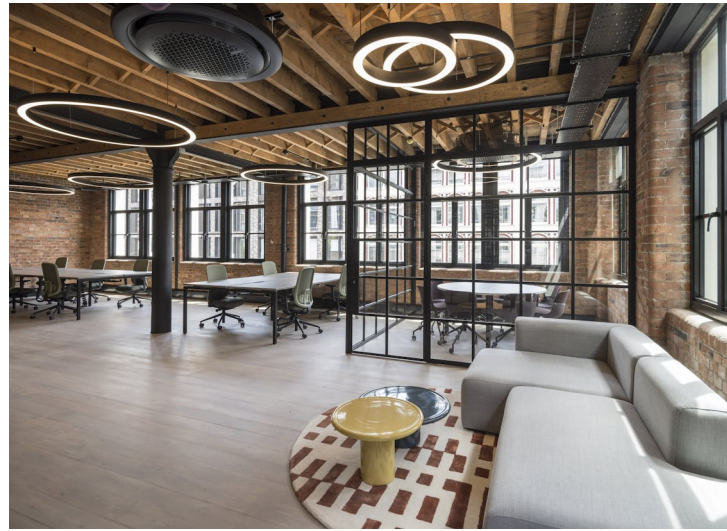
Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²



Compton

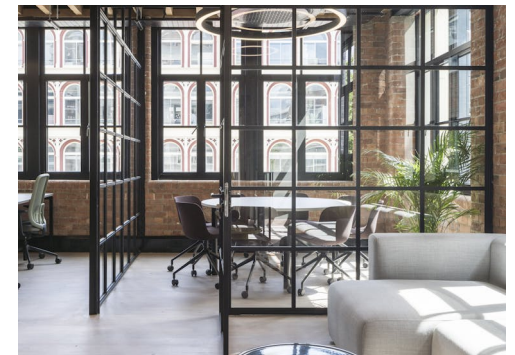
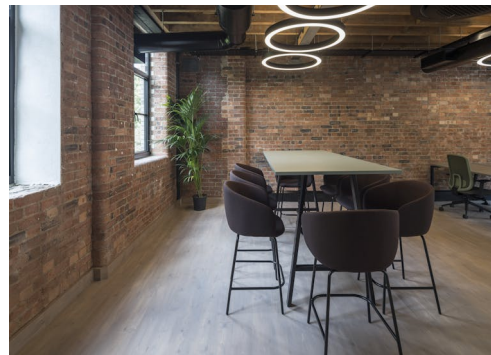
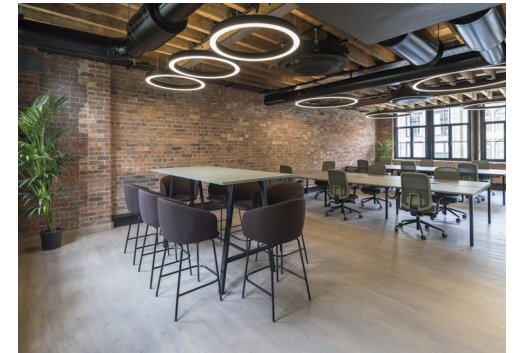
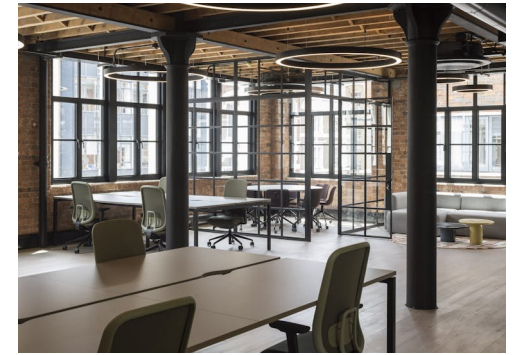
Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²



Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted warehouse building offered in either open plan or fully fitted & furnished condition

For Rent

1,054 to 5,256 ft²

Amenities

- Converted warehouse features
- Undergoing a comprehensive refurbishment
- Exposed wooden beams
- Exposed cast iron columns
- New windows throughout
- New passenger lift
- Wood flooring throughout
- New WC's
- New shower and bike facilities
- New Air Conditioning
- New LED circular lighting
- Excellent natural light from 3 elevations
- 2nd Floor is offered in a fully fitted and furnished condition, 16+ desks meeting room and kitchen
- OneFibre is ready installed, a super-fast, highly reliable, dedicated fibre internet meaning you'll be able to enjoy instant connectivity within as little as 24 hours of signing your lease.

Description

Nestled in the heart of Old Street, this remarkable converted warehouse effortlessly blends historic charm with contemporary flair. Step into a world where old-world character meets modern convenience. This stunning space showcases the perfect marriage of history and sophistication. The cast iron columns stand tall, serving as steadfast reminders of the building's industrial past, while the original wooden floors whisper tales of bygone eras underfoot.

Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted warehouse building offered in either open plan or fully fitted & furnished condition

For Rent

1,054 to 5,256 ft²

Content

View on Website



Viewings

Via sole agents only.

Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

Local Authority

The London Borough of Islington.

VAT

The building has been elected for VAT.

2nd Floor Fit Out

The 2nd is being fully fitted and furnished with the following:

- 16 workstations (with space up to 20)
- 1x 8 person meeting room
- Multiple breakout zones
- New kitchenette with dining area

Compton

Old Street

The Button Factory
35-39 Old Street
EC1V 9HX

Rarely available converted
warehouse building offered in either
open plan or fully fitted & furnished
condition

For Rent

1,054 to 5,256 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
4th	1,054	£69.50	£18	£8.50	£96	£8,432	£101,184	Available
3rd	1,396	£65	£18	£8.50	£91.50	£10,644.50	£127,734	Available
2nd - Fully Fitted	1,402	£69.50	£18	£8.50	£96	£11,216	£134,592	Available
1st	1,410	£65	£18	£8.50	£91.50	£10,751.25	£129,015	Available
Unit	2,723	£59.50	£15	£8.50	£83	£18,834.08	£226,009	Let
Total	7,985	£65.70	£17.40	£8.50	£91.60	£59,877.83	£718,534	

Compton

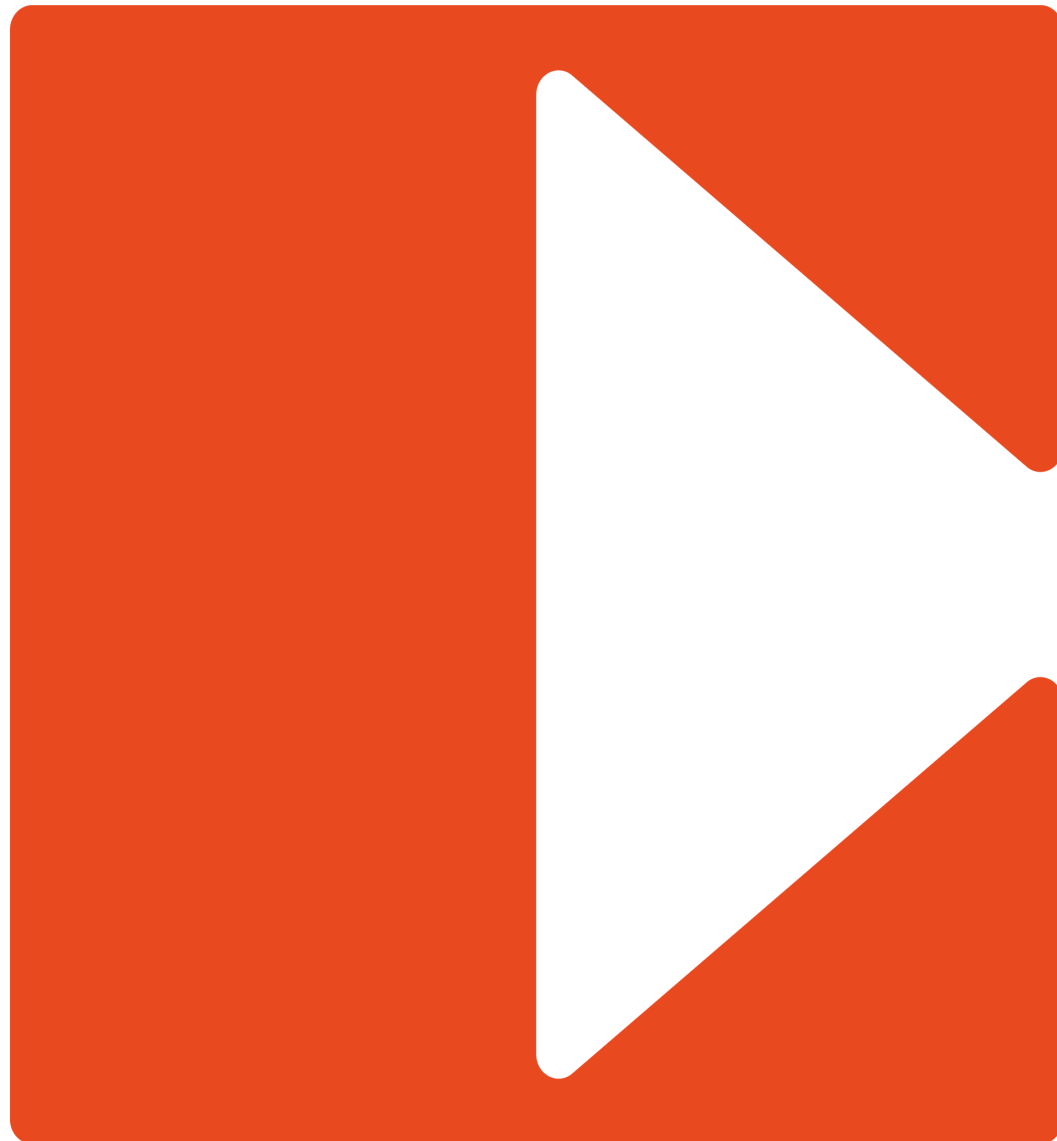
Contact Us

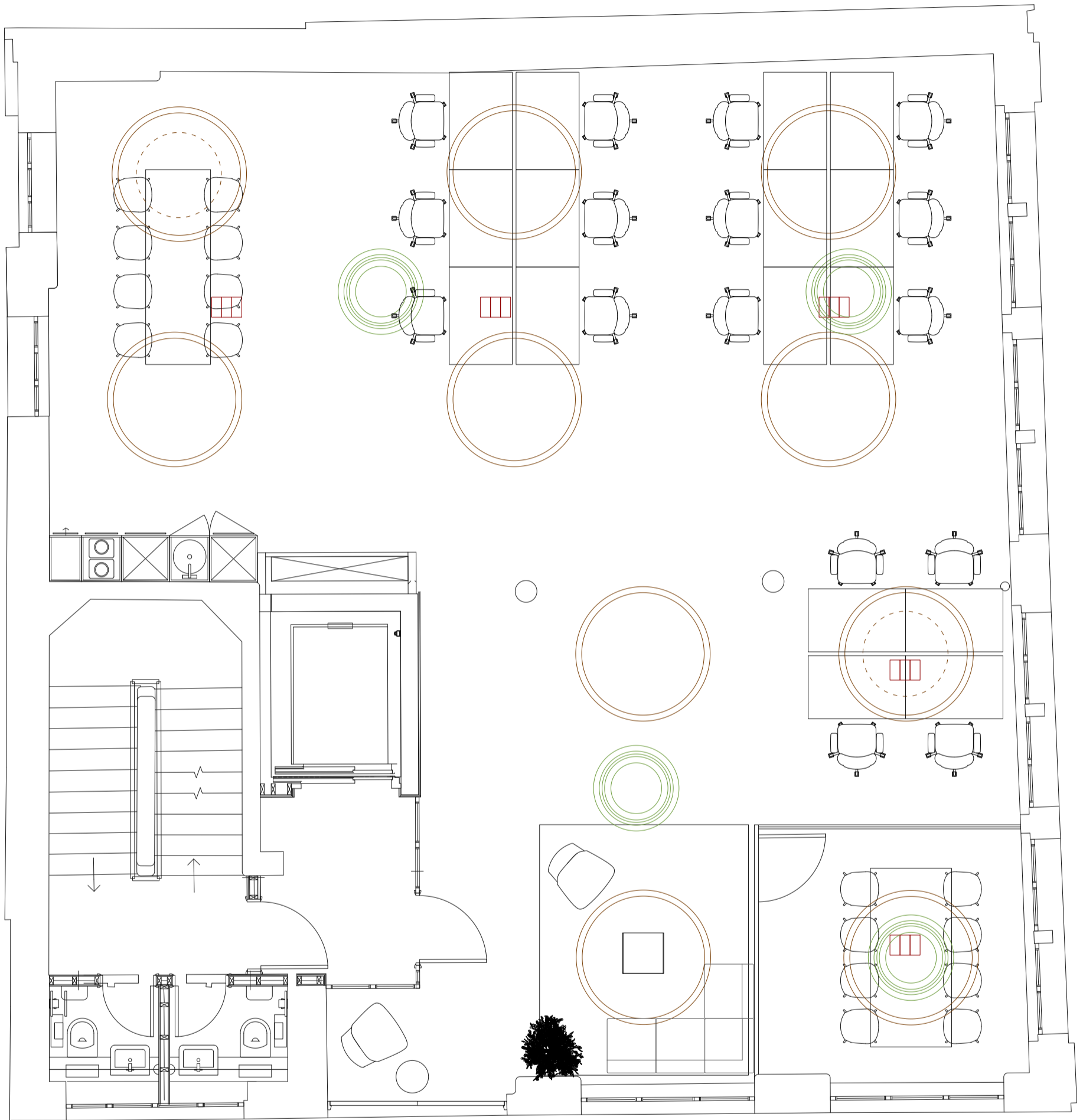
All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
jp@compton.london
07814 699 096

Elliott Stern
es@compton.london
07834 918700

Robyn Vaughan
rv@compton.london
07840 838 359





35-39 Old Street
New Layout

Date 18/01/2024
Designer Alex Martin
Scale 1:55

Hunters Contracts
8-10 Charterhouse Bldg
London EC1M 7AN
Tel:
Fax:
www.hunterscontracts.co.uk

