



Compton

For Rent
**35-39 Old Street
Old Street EC1**

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

For Rent

The Button Factory

35-39 Old Street
Old Street EC1V

Size

1,400 - 4,206 Ft²

Rent

£59.50 - £67.50 per sq ft

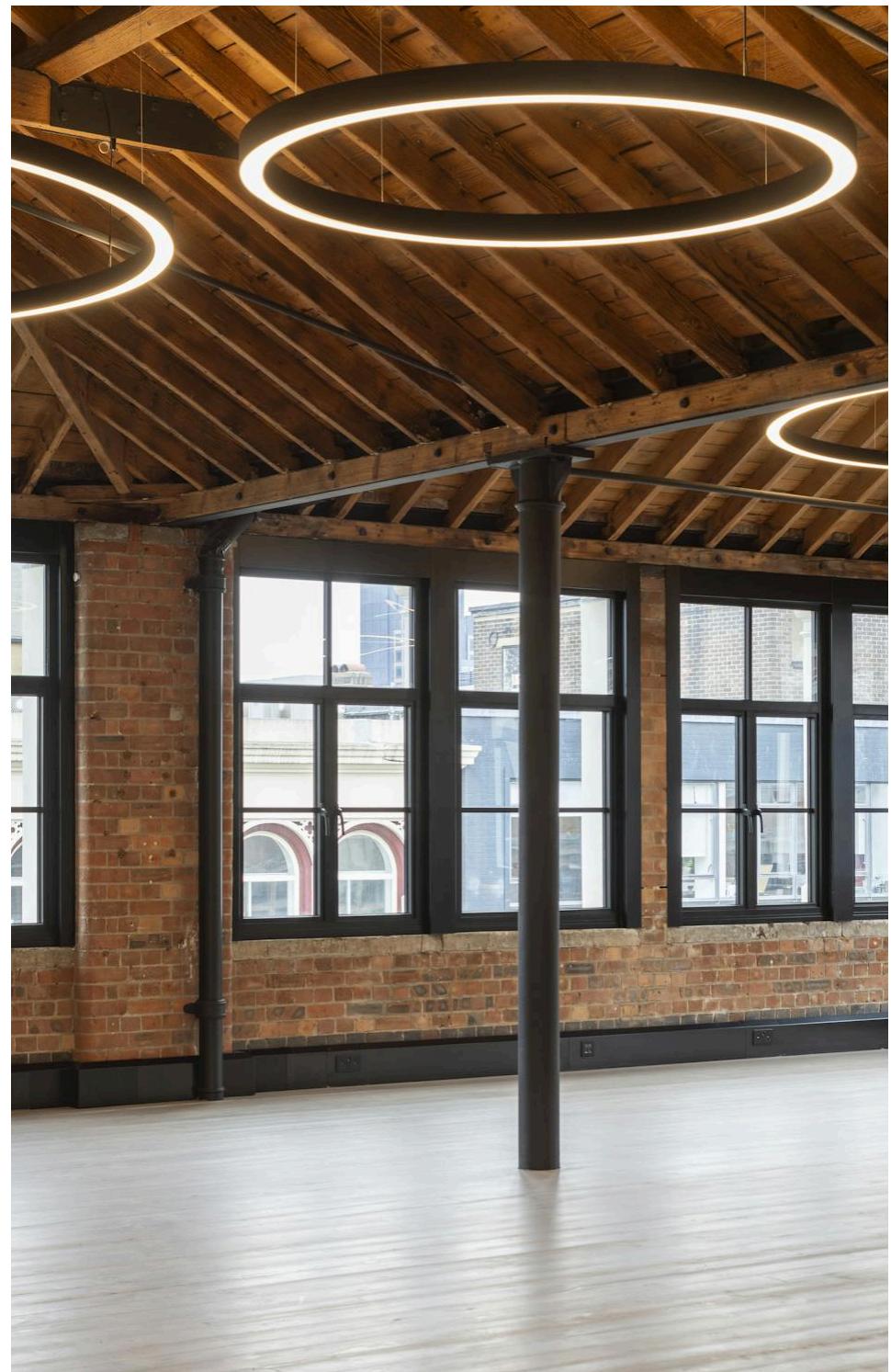
Fitout

Fitted

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.

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Click to Play



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Fitted & Furnished Floor

Size

1,400 - 4,206 Ft²

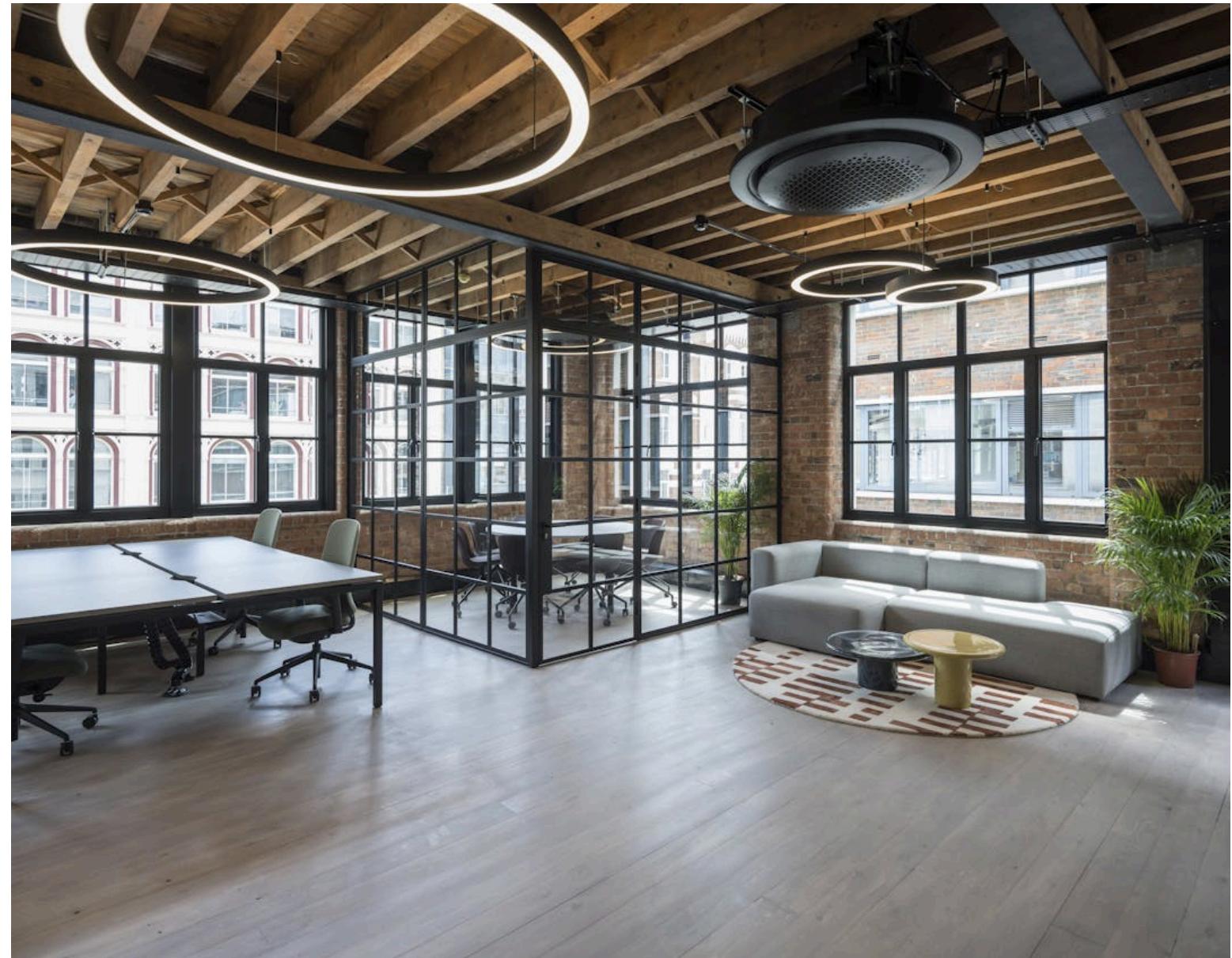
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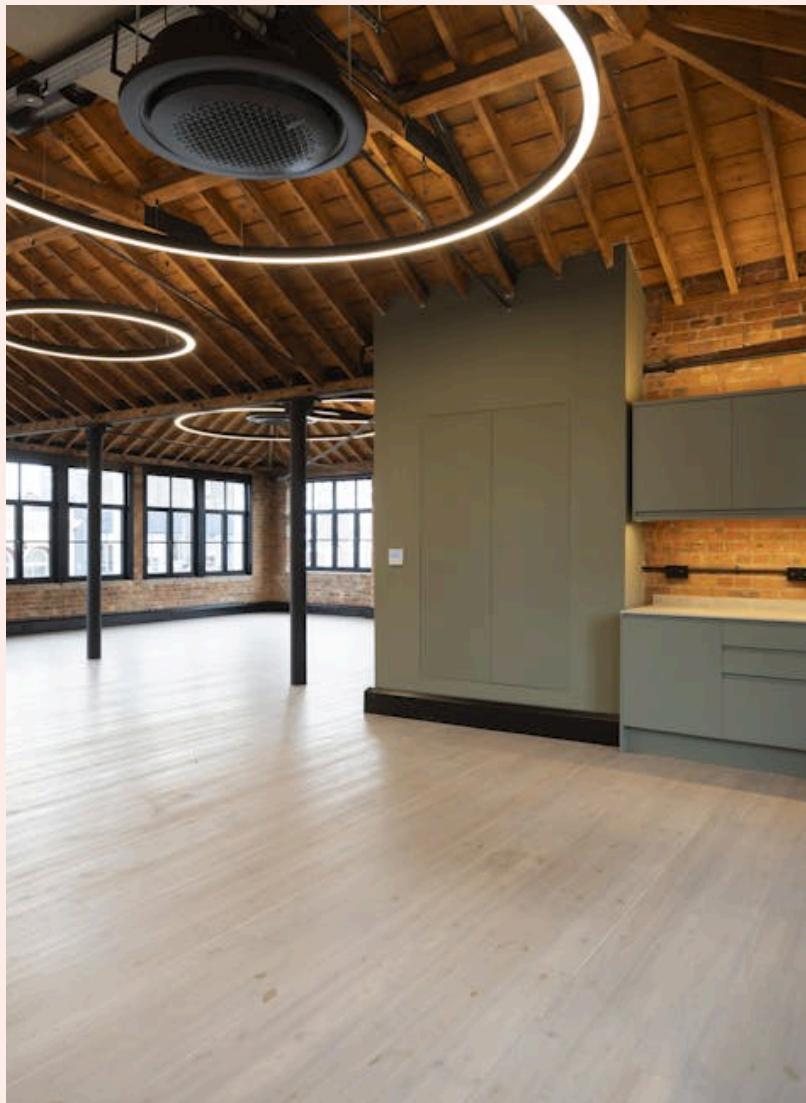
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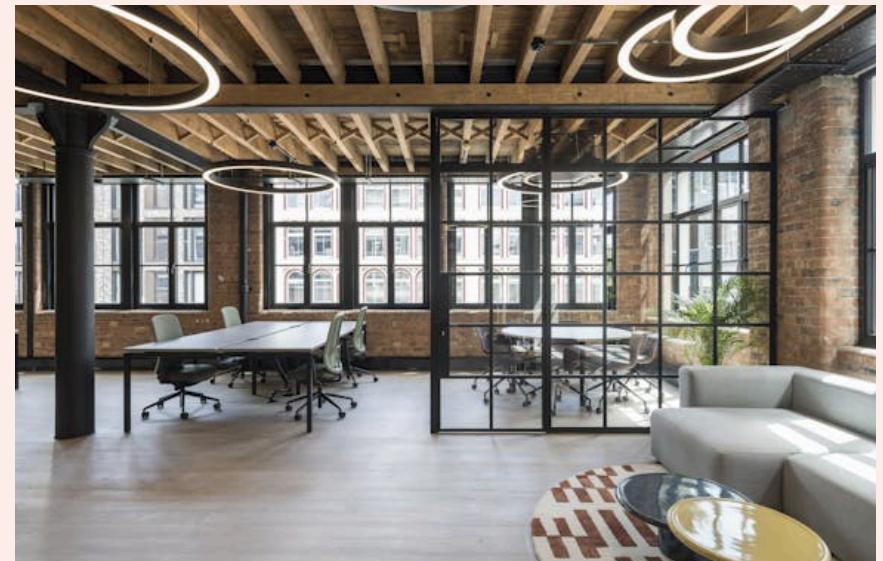
For Rent

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Fitted & Furnished Floor



4th Floor



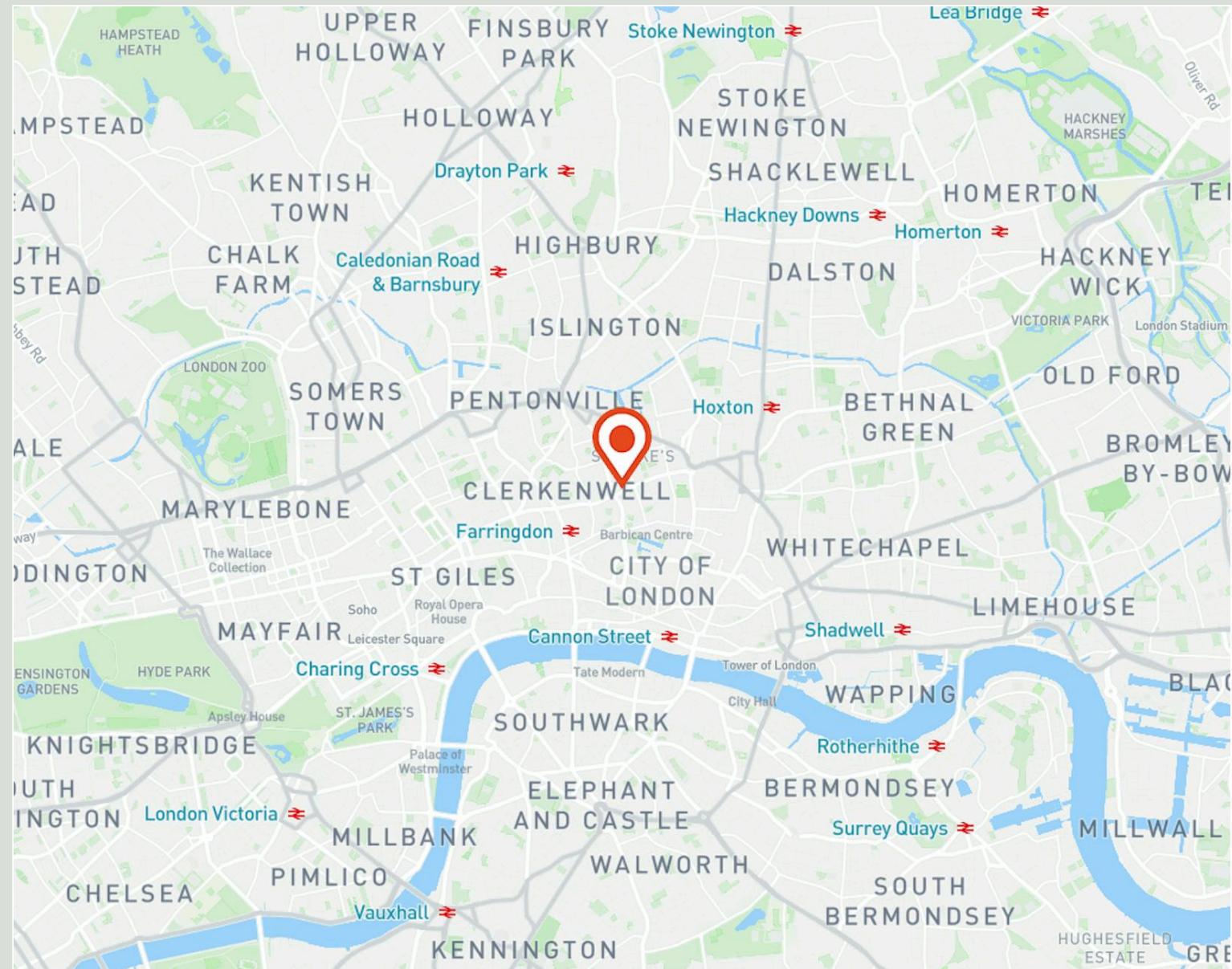
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Location

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.

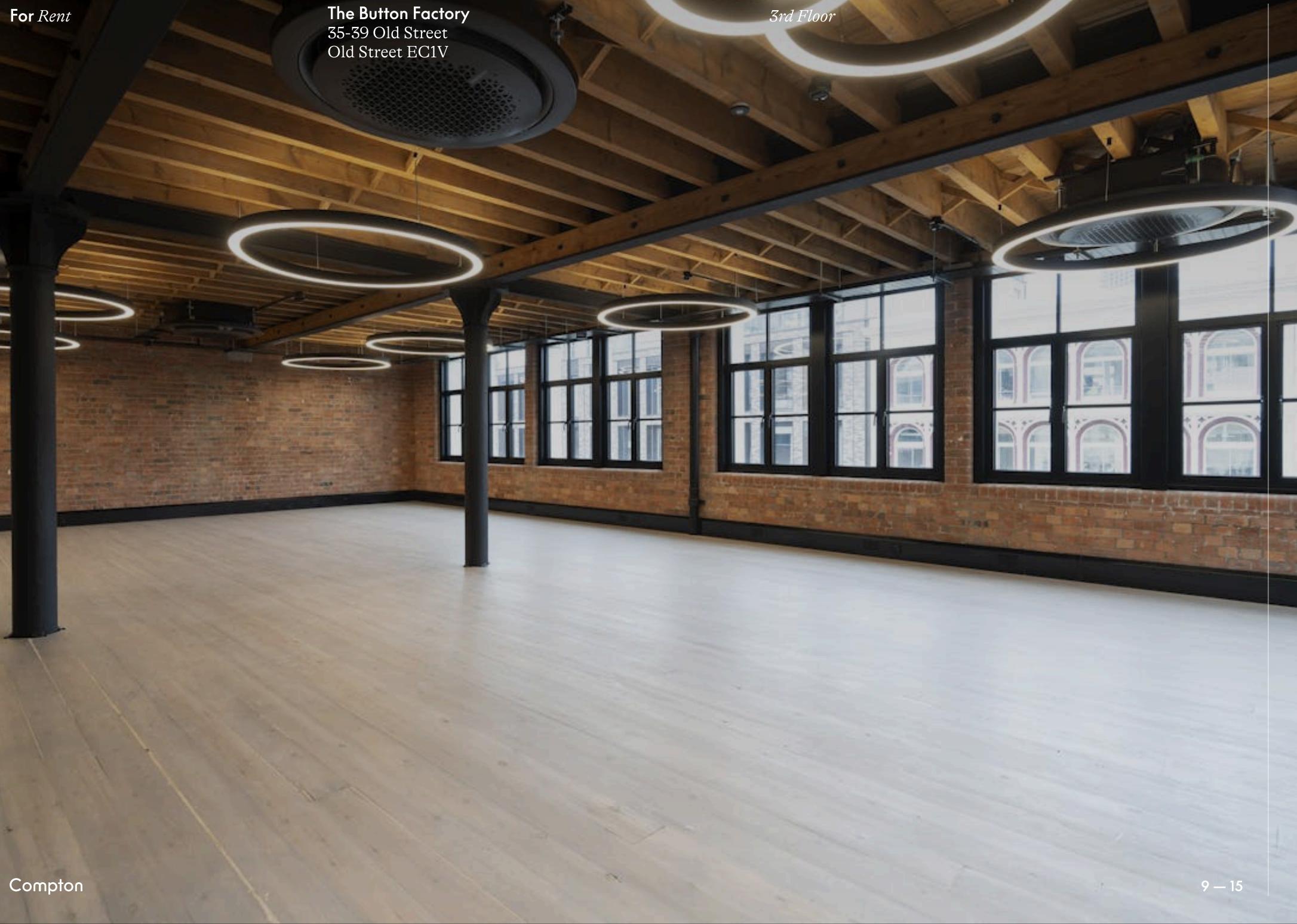
At the heart of Old Street lies its iconic namesake, a bustling thoroughfare renowned for its thriving tech scene and innovative startups. Here, modern skyscrapers stand in juxtaposition to historic landmarks, symbolizing the district's seamless blend of tradition and progress. A wealth of culinary delights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



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3rd Floor

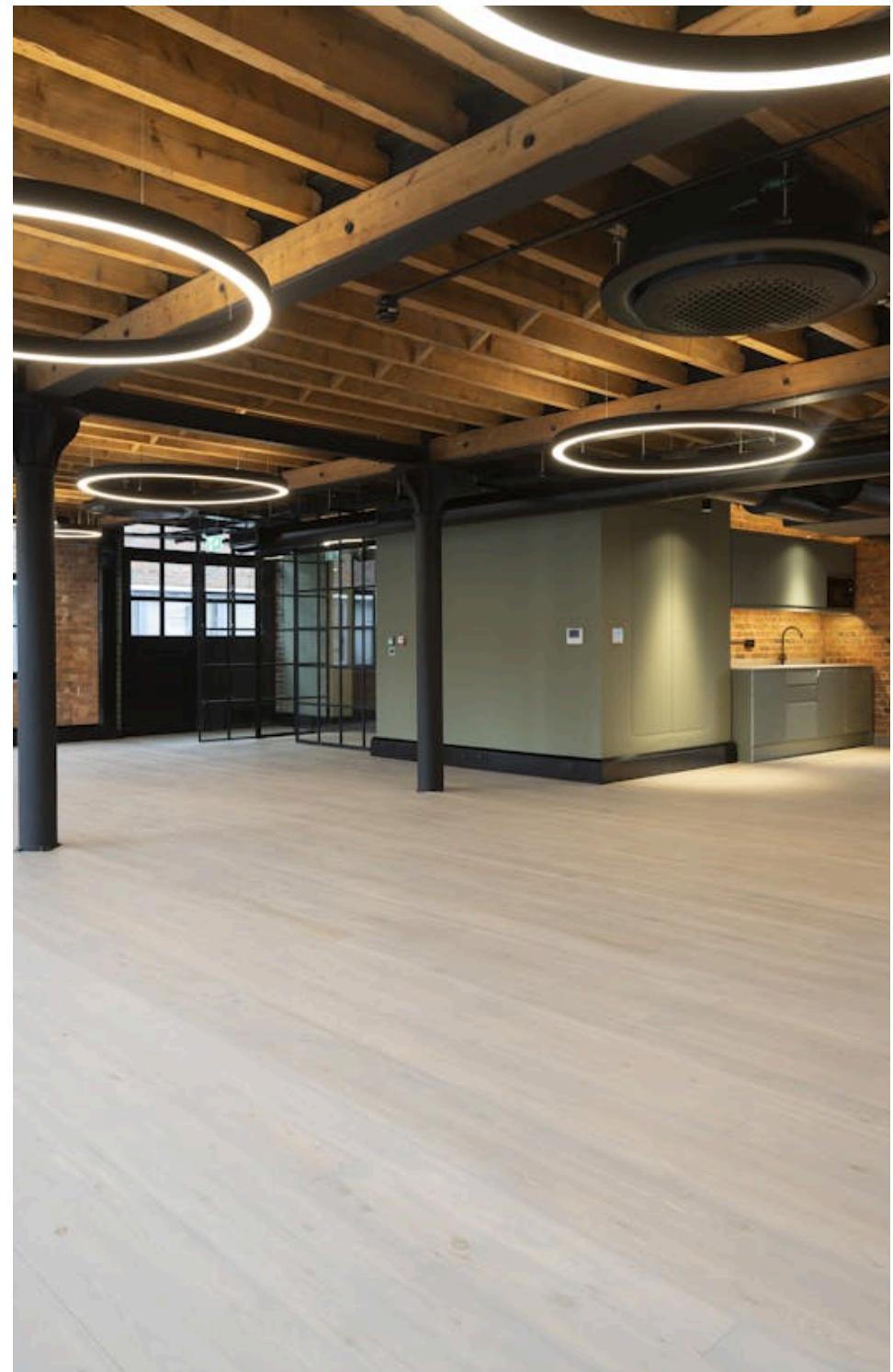


The Button Factory

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Amenities

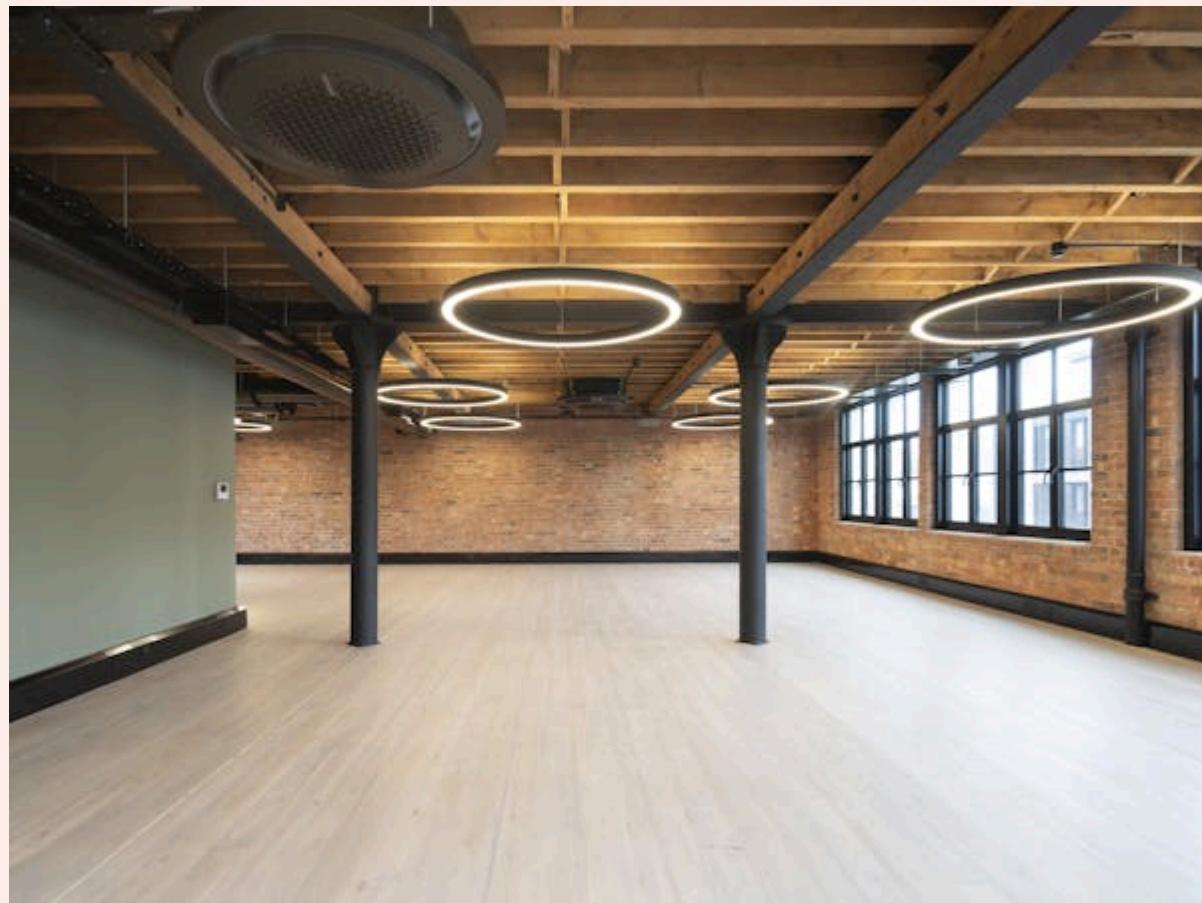
- Converted warehouse features
- Undergoing a comprehensive refurbishment
- Exposed wooden beams
- Exposed cast iron columns
- New windows throughout
- New passenger lift
- Wood flooring throughout
- New WC's
- New shower and bike facilities
- New LED circular lighting
- Excellent natural light from 3 elevations
- All floors can be fully fitted, subject to deal terms
- 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.



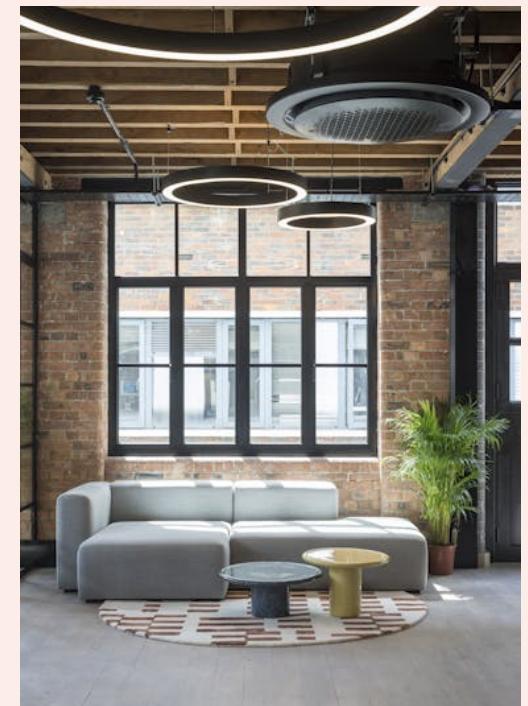
For Rent

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Fitted & Furnished Floor



3rd Floor



11 — 15

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total / Sq Ft	Total Month	Total Year	Availability
4th	1,400	£69.50	£18	£8.50	£96	£11,200	£134,400	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	Let
1st	1,410	£65	£18	£8.50	£91.50	£10,751.25	£129,015	Available
Total	5,608	£67.25	£18	£8.50	£93.75	£43,811.75	£525,741	

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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.

Tenure

New Lease

Availability

Available April 2024

Compton Concierge

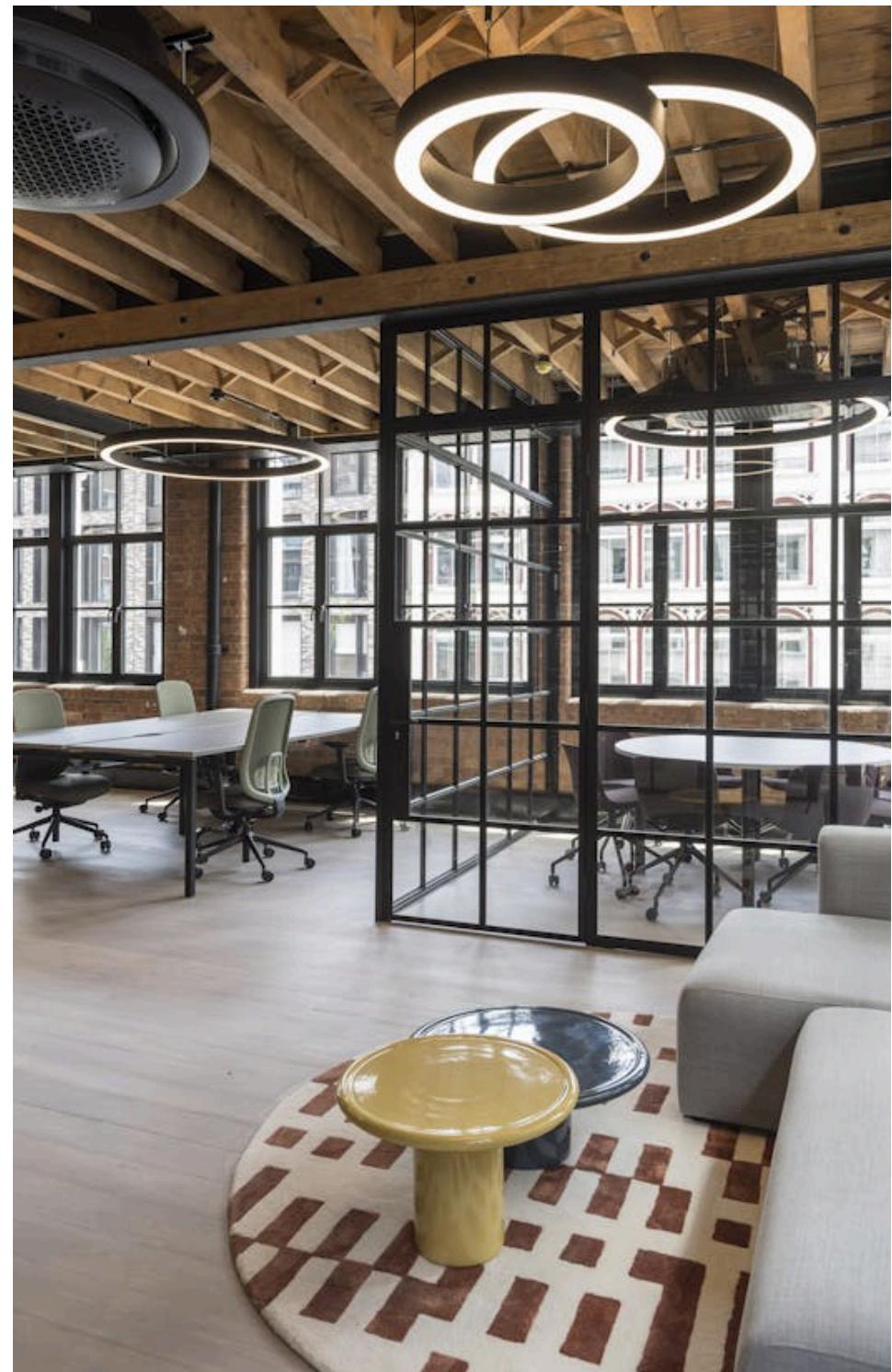
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Content

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enquiries@compton.london

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



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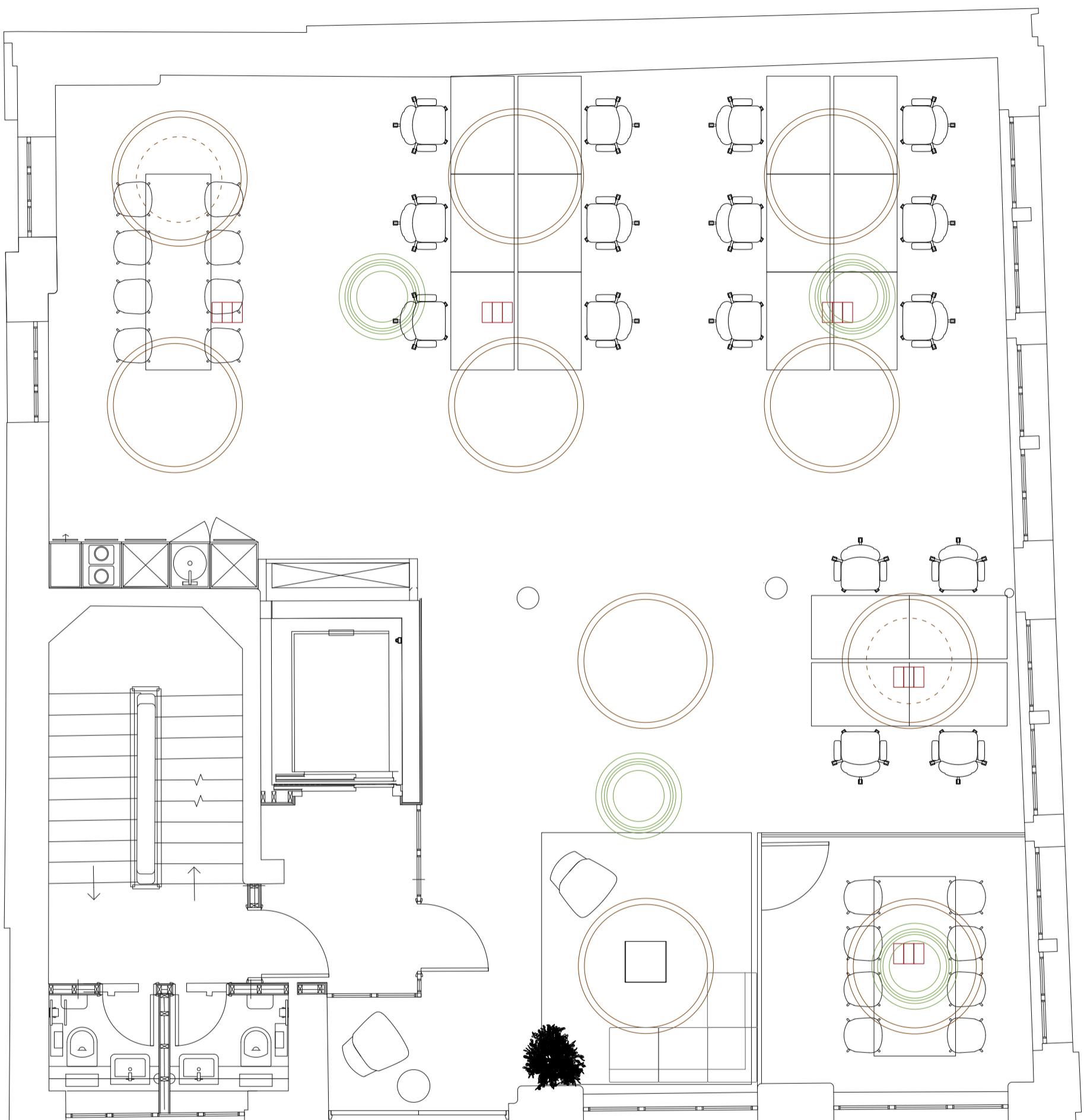
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35-39 Old Street
New Layout

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

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 **Hunters**