

# Compton



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**Old Street**  
Chapter House  
N1 6DZ

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Stunning, Re-imagined former  
Victorian School with fully fitted  
floors available!

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**For Rent**  
4,850 to 24,912 ft<sup>2</sup>

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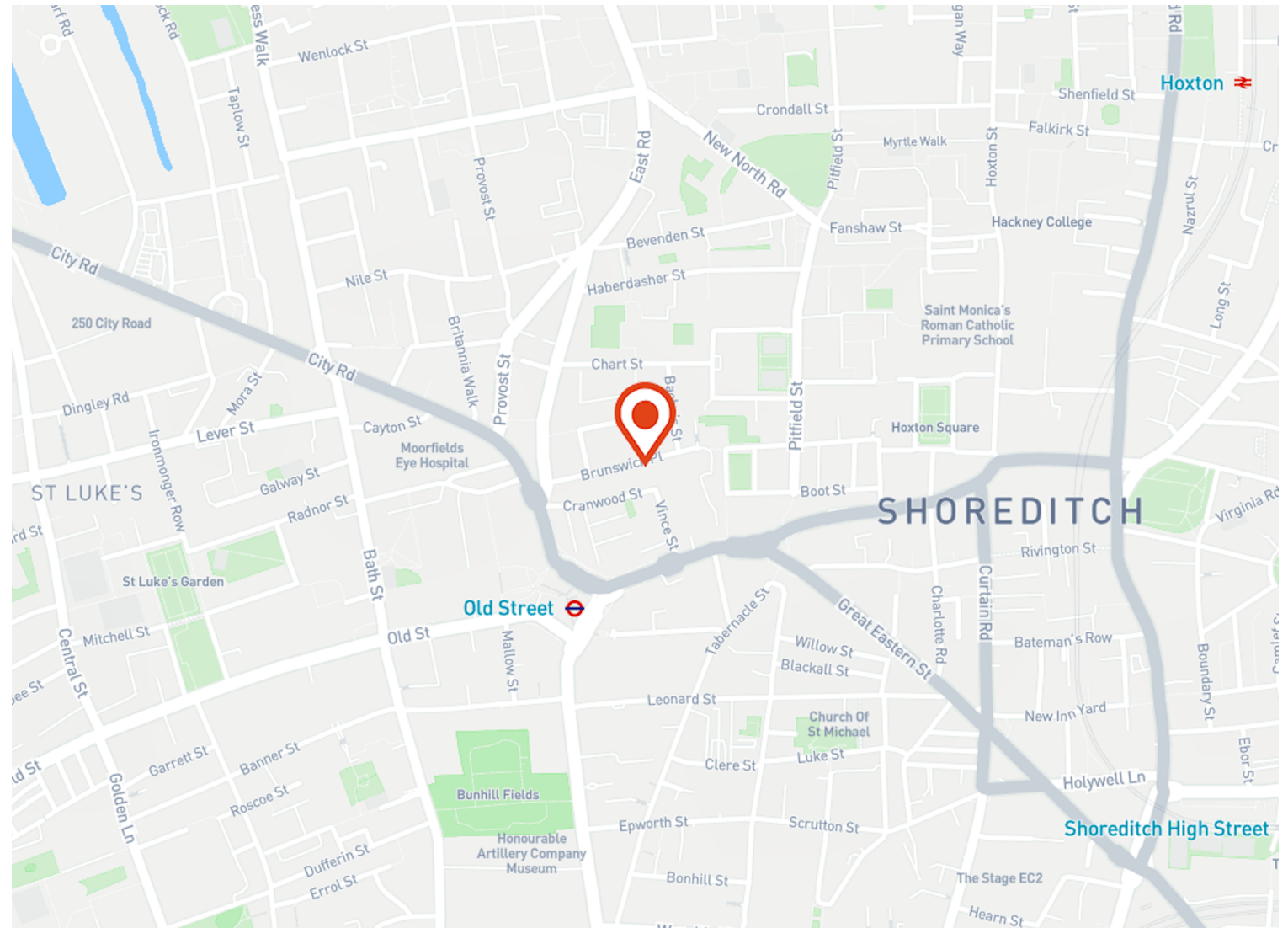
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## Location

Chapter House is strategically located within a short walking distance of Old Street, Shoreditch and Liverpool Street providing unbeatable transport options for occupier's. A district that has an eclectic mix of thriving coffee shops and roasteries. Immerse yourself in emerging trends and specialty coffee tasting. From baristas to Boxpark - from food to fashion, the location offers an abundance of design, style and taste.



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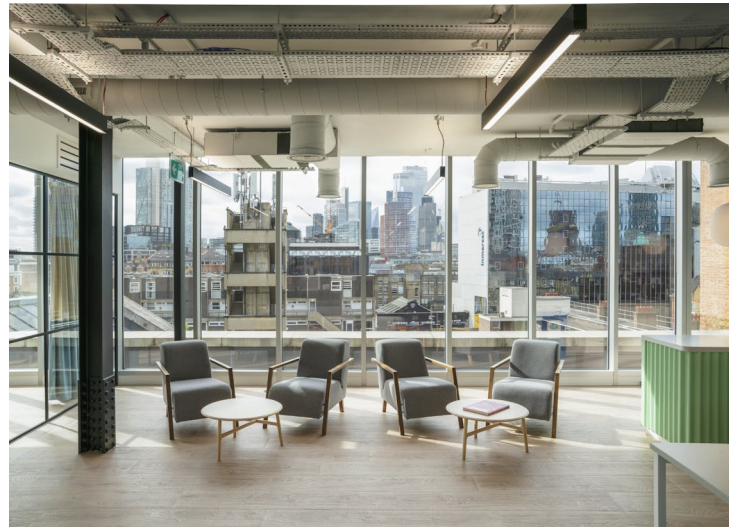
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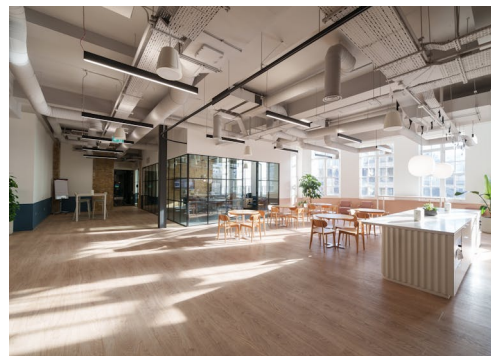
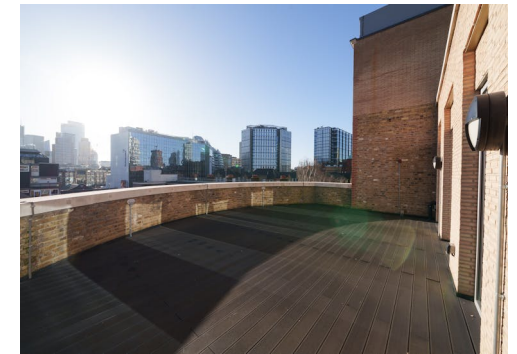
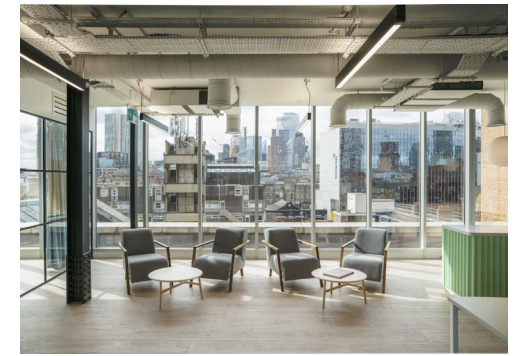
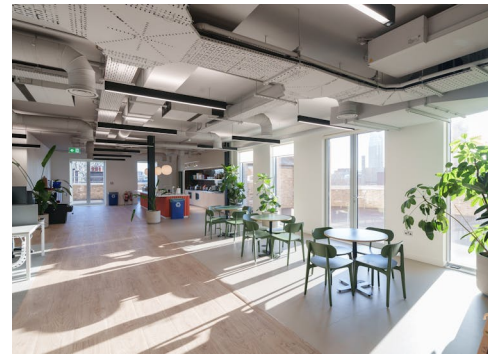
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## Amenities

- Converted Victorian school
- Excellent floor to ceiling height
- Fantastic natural light throughout
- CAT A and CAT A+ options available
- 3.5m ceiling heights on the 1st floor
- Air conditioning
- Panoramic views of the City
- 2x roof terraces on the 3rd floor
- 2x passenger lifts
- 86 bike racks
- 9 showers

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## Description

A former Victorian school building, thoughtfully refurbished while retaining period features, providing modern open-plan floors with excellent natural light and generously sized terraces (3rd floor).

The floorplates have been recently refurbished and offer the option of fully fitted and furnished space or CAT A for Tenant's who want the freedom to configure the space according to their tailored requirements.

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## Content

View on Website



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## Viewings

Via joint sole agents only.

## Terms

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

## VAT

The building is elected for VAT.

## Local Authority

The London Borough of Hackney.



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## Floor Areas & Outgoings

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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	4,850	£72.50	£21.28	£13.50	£107.28	£43,359	£520,308	Available
3rd	5,722	£72.50	£21.28	£13.50	£107.28	£51,154.68	£613,856.16	Available
1st	7,412	£72.50	£25.30	£13.50	£111.30	£68,746.30	£824,955.60	Available
Unit - Ground & Lower Ground	6,928	£65	£19.97	£13.50	£98.47	£56,850.01	£682,200.16	Available

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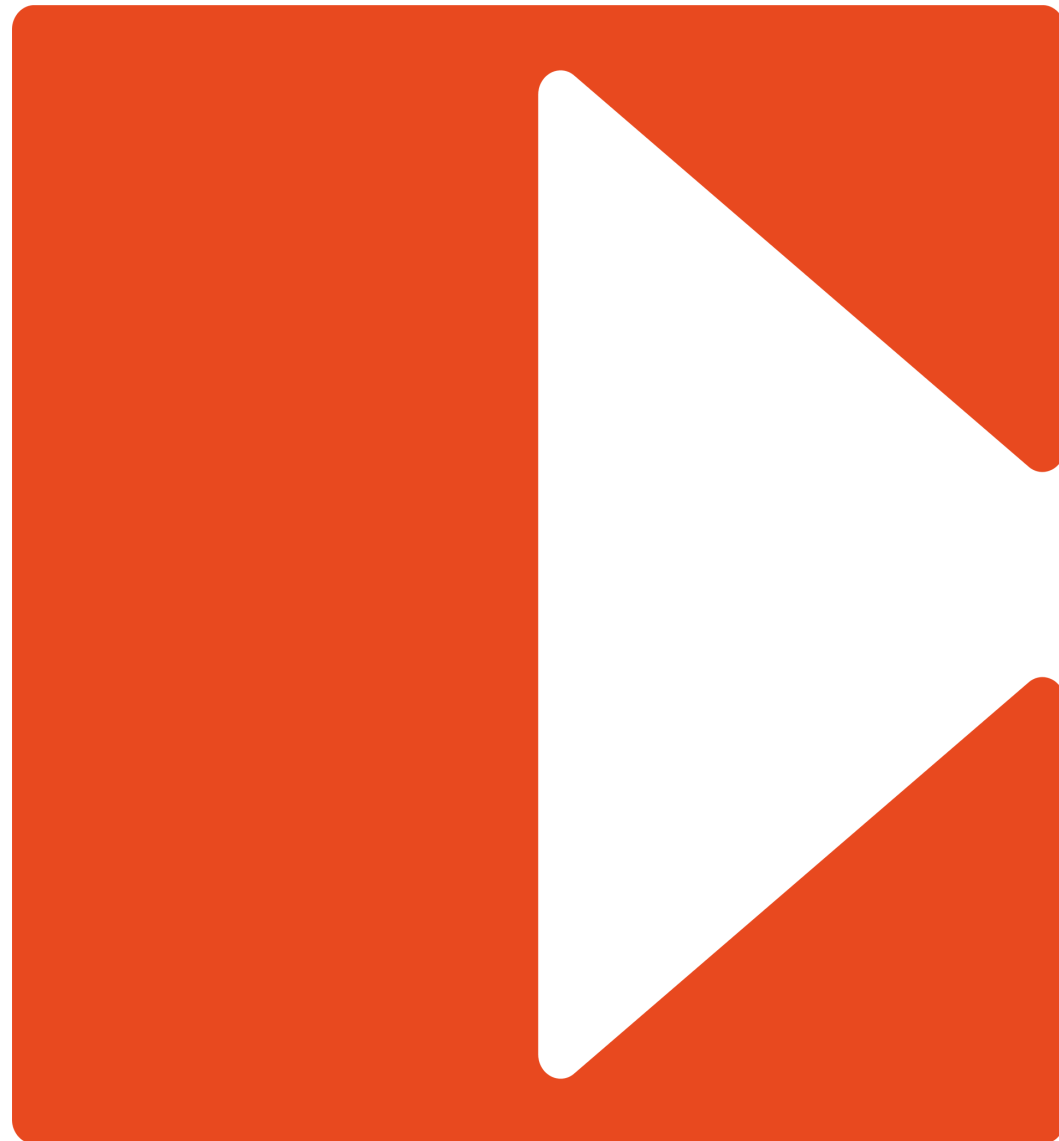
## Contact Us

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

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