

# Compton

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## Old Street

18-21 Corsham Street  
N1 6DR

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Newly refurbished office building,  
moment's from Old St Station,  
available as a fantastic HQ  
opportunity or available floor by  
floor.

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## For Rent

2,161 to 9,615 ft<sup>2</sup>

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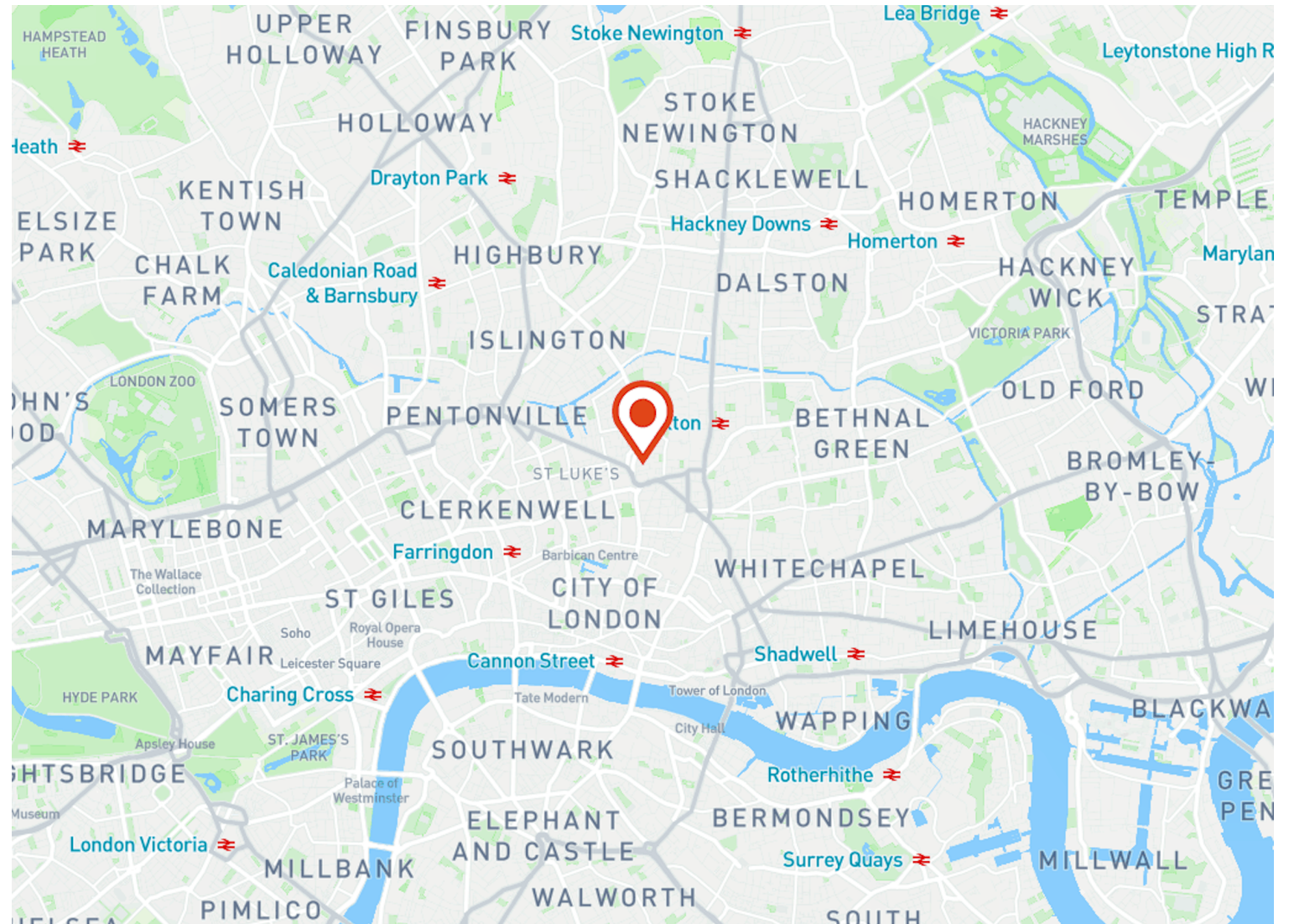
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## Location

Awash with tech, media and design companies, Old Street or 'Silicon' Roundabout has only grown in desirability in recent years thanks to multi-million-pound developments and an influx of shops, bars and restaurants.

Sitting just 200 metres from Old Street Roundabout, Corsham Street is in the heart of this dynamic quarter, surrounded by style and innovation, and spoilt with excellent connectivity.

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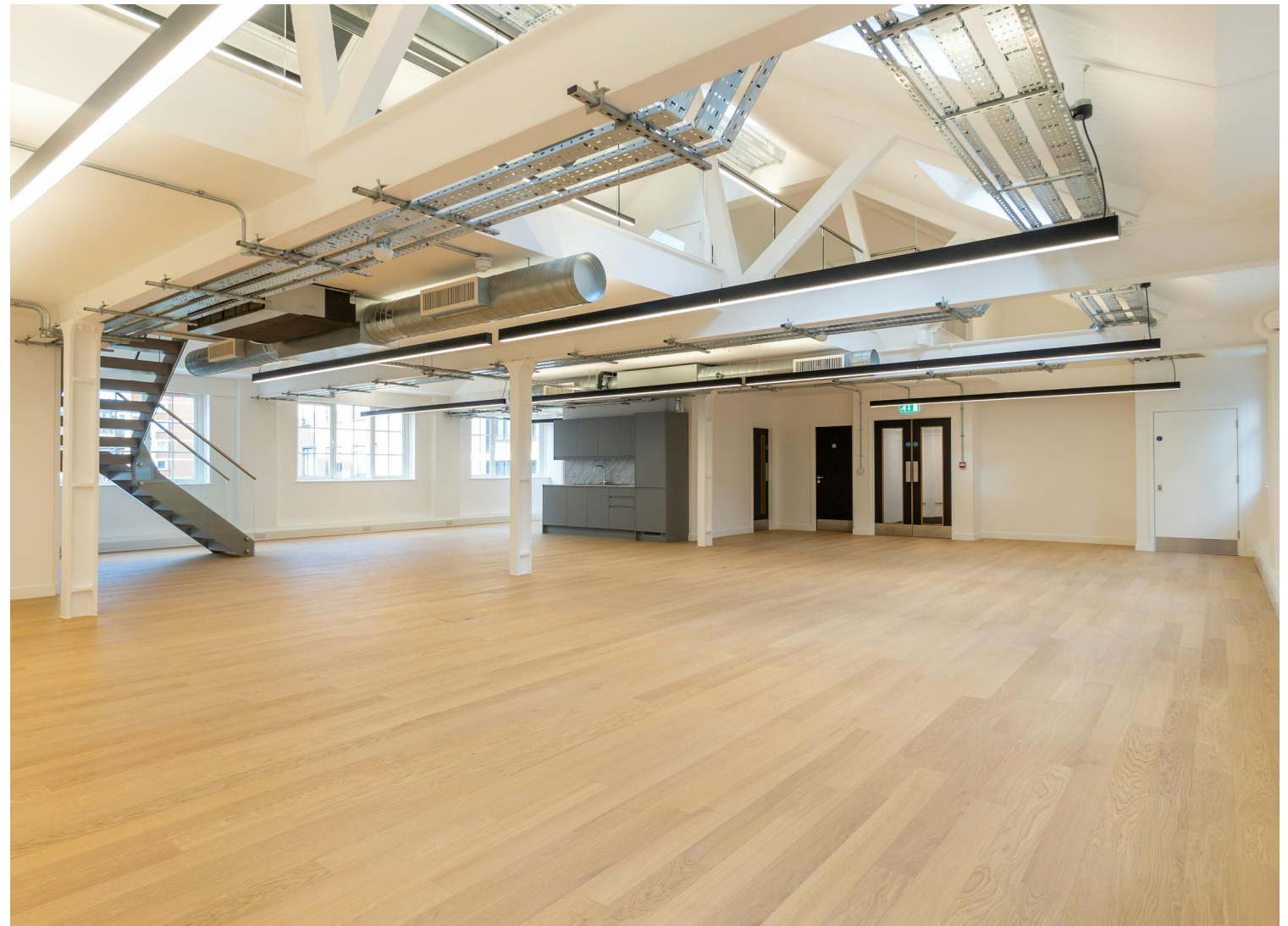
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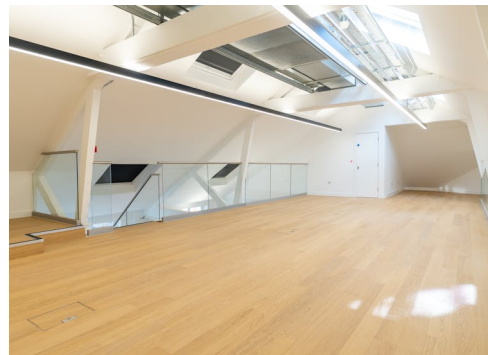
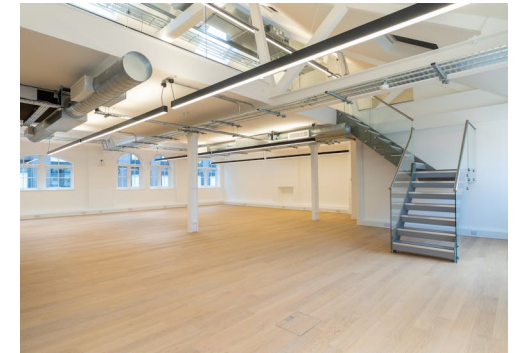
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## Amenities

- Brilliant HQ opportunity
- Comprehensive refurbishment of the building
- Available floor by floor
- 1st Floor fully fitted with 20 desks, 1 meeting room, 2x phone booths, kitchenette and breakout spaces
- Floors available on flexible lease terms
- Located moments from Old Street station
- Passenger lift
- Newly installed air conditioning
- Demised WC's
- 24 hour access

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## Description

18-21 Corsham Street is a recently refurbished building offering modern office spaces in a prime location, presenting a fantastic opportunity for an HQ. The entire building has undergone comprehensive refurbishment, ensuring high-quality finishes and contemporary design throughout.

The 1st floor is fully fitted and ready for immediate occupation, featuring 20 desks, a meeting room, private phone booths, and breakout zones, all enhanced by ample natural light.

The other floors are in CAT A condition, allowing for customization to meet tenant specifications, subject to deal terms. Situated in a vibrant area with excellent transport links, the building is surrounded by cafes, restaurants, and shops. With a fully fitted 1st floor, customizable CAT A floors, abundant natural light, and a prime location, 18-21 Corsham Street, offers a unique opportunity for high-quality office space in one of London's most desirable areas.

Whether you need a ready-to-use office or a tailored space, this property can accommodate your business needs.

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## Content

View in Virtual Reality



View on Website



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## Viewings

Viewings strictly via Compton or our joint agents, Savoy Stewart.

## Lease Term

Flexible lease terms available direct from the Landlord.

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction.

## VAT

The Property is elected for VAT.

## Local Authority

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
Unit - 2nd & 3rd Floors (Duplex)	2,290	£55	£18.60	£5.50	£79.10	£15,094.92	£181,139	Available
Unit - 1st Floor (Fully Fitted)	2,161	£59.50	£19.89	£5.50	£84.89	£15,287.27	£183,447.29	Available
Unit - Ground & Lower Ground (Duplex)	5,164	£38	£20.75	£5.50	£64.25	£27,648.92	£331,787	Available
Total	9,615	£50.83	£19.75	£5.50	£76.08	£58,031.11	£696,373.29	

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## Contact Us

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

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Elliott Stern  
[es@compton.london](mailto:es@compton.london)  
07834 918700

Darren Best (Savoy Stewart Limited)  
020 7478 9115  
[db@savoystewart.co.uk](mailto:db@savoystewart.co.uk)



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