

# Compton

**Old Street**  
2 Old Street Yard  
EC1Y 8AF

Inspiring fitted office space  
available for rent moments from Old  
Street Station with a private  
balcony.

**For Rent**  
3,831 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

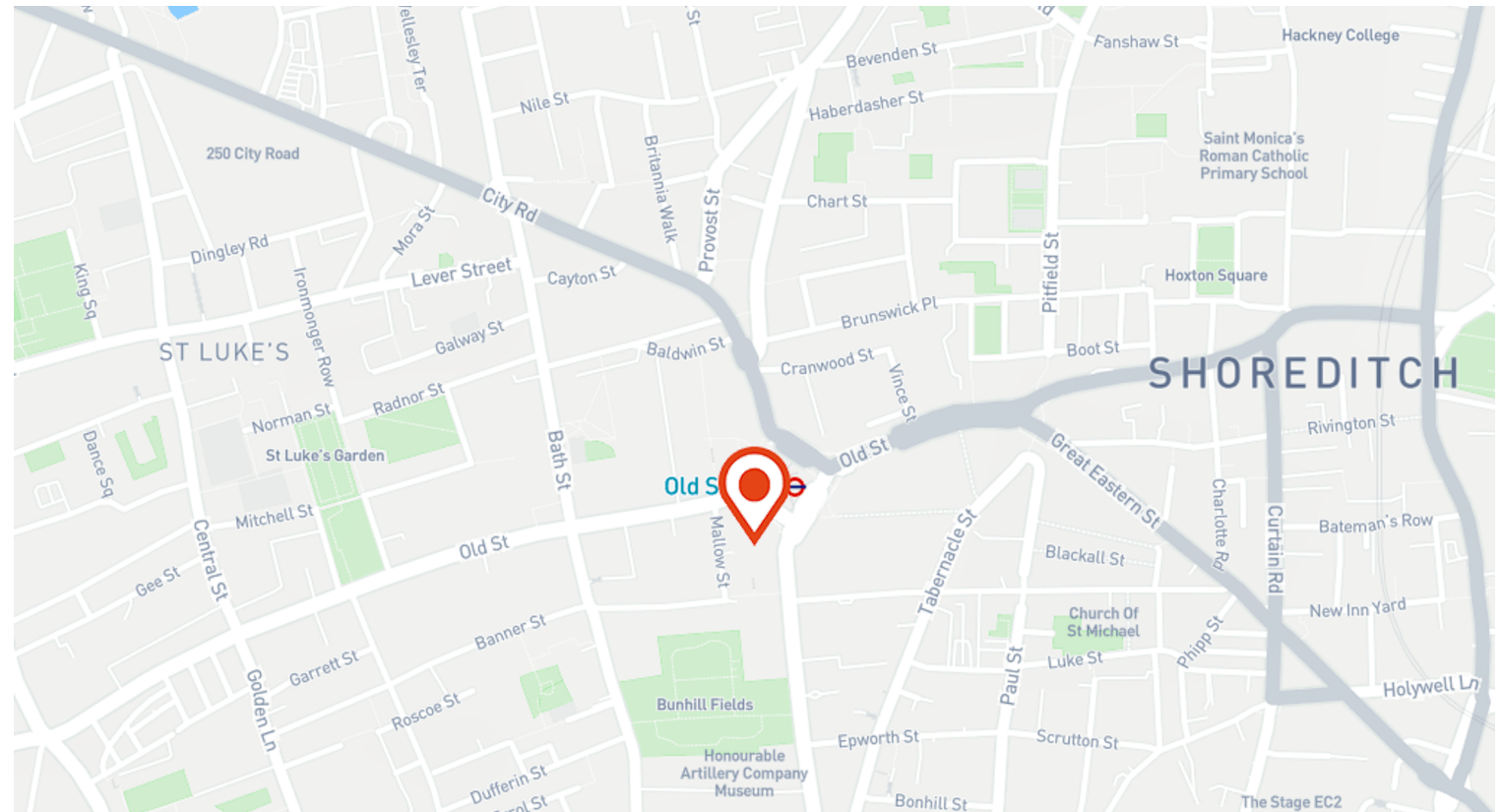


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## Location

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.

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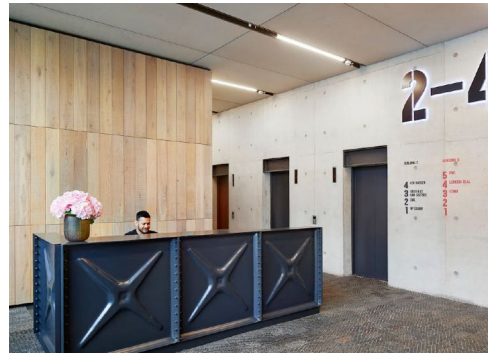
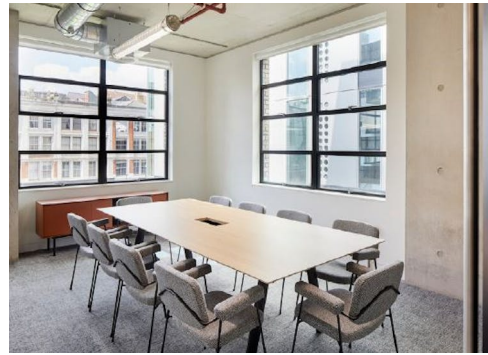
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## Amenities

- Fitted space to include kitchenette and 2 meeting rooms
- Private balcony and access to a communal Rooftop Terrace at 3 Old Street Yard
- Fibre cabling in situ
- Suspended linear LED light fittings
- Openable windows to provide natural ventilation
- Ceiling mounted heating and cooling fan coil units
- 3.1 meter ceiling heights and raised floor
- Manned reception
- Cycle storage and shower facilities
- Restaurant and café amenities within campus courtyard
- Access to bookable meeting rooms & Event hire space (DL/28 & DL/78) in Old Street and Charlotte Street

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## Description

Fully-fitted office space 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 unit has been brand newly refurbished and fitted out to a high specification with meeting rooms and a modern kitchenette. The office benefits from a private balcony as well as access to a communal roof terrace at 3 Old Street Yard.

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## Content

View on Website



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## 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 hot desks, phone booths, meeting rooms and event spaces are available to book outside of the office, which can be used for meetings and events. One is located directly opposite Old Street Yard and the other on Charlotte Street in the West End.

Further information can be found: <https://www.derwentlondon.com/dl-members>

## Fit Out

The property has been fully fitted to include 2 meeting rooms, a sleek kitchenette and work stations.

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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd - Fitted	3,831	£67.50 /sq ft Guiding	£18.71 /sq ft	£20.37 /sq ft	£34,025.67	£408,307.98	Available
Total	3,831				£34,025.67	£408,307.98	



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## Contact Us

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

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[sh@compton.london](mailto:sh@compton.london)  
07936 338 774

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