

Compton

Old Street

The Curve
3 Haberdasher Street
N1 6ED

A characterful warehouse building thoughtfully refurbished, offering 4,958 Sq Ft to 12,161 Sq Ft of showroom / office accommodation

For Rent

4,958 to 12,161 ft²

020 7101 2020
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Location

Located just a short walk from Old Street Roundabout, The Curve offers exceptional access to London's Tech City. The area is surrounded by a variety of shops, cafes, and restaurants, ensuring a vibrant work environment for occupiers. Old Street Station (Northern Line and National Rail) is moments away, offering excellent transport links to key destinations across the city. The building's proximity to Shoreditch, the City, and other major business hubs makes it a convenient and highly sought-after address for forward-thinking companies.

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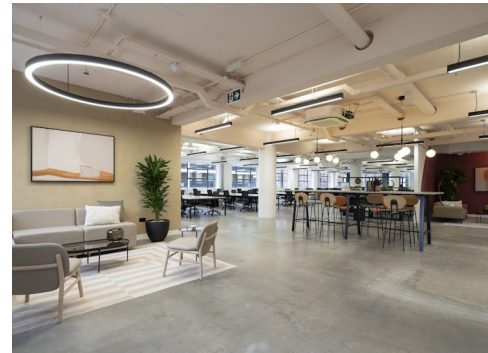
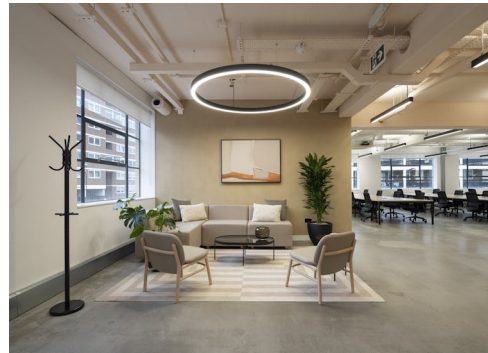
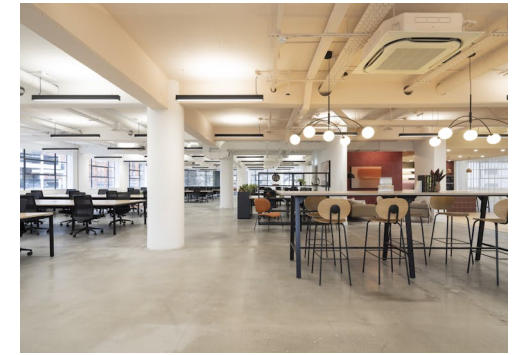
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Amenities

- Newly refurbished converted warehouse building
- Fully self-contained Ground Floor
- First floor fully fitted with 70 desks, 2x meeting rooms, multiple breakout zones & kitchenette
- Capacity to add more meeting rooms / desking
- Original exposed concrete flooring
- Excellent ceiling heights
- Air conditioning system
- Communal outdoor courtyard
- Remodelled reception
- Lift access

Description

The Curve, 3 Haberdasher Street, a former clothing factory was part of London's bustling garment trade, architecturally influenced by the modernism of the 30s. With sweeping aesthetic forms, vast windows and plentiful natural light, this is a building crafted for productivity. This versatile property offers both ground and first-floor spaces, perfect for a range of occupiers. The ground floor is self-contained, with direct street access, making it ideal for traditional office use or as a showroom.

The first floor has undergone a complete refurbishment, featuring a contemporary fitout with 70 workstations, 2 x meeting rooms, several breakout areas, and a kitchenette, providing a ready-to-go solution for any business.

The building benefits from two lifts, a newly redesigned reception, and access to a communal courtyard, creating a modern and inviting environment for employees and visitors alike.

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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
1st	7,203	£57.50	£7.38	£7.50	£72.38	£43,446.10	£521,353.14	Available
Ground	4,958	£52.50	£6.21	£7.50	£66.21	£27,355.77	£328,269.18	Available
Total	12,161	£55	£6.80	£7.50	£69.30	£70,801.87	£849,622.32	

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Contact Us

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

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