

Stylus

Fully fitted creative workspace with
outdoor space in a converted factory –
moments from Old Street.



Rich in history,
ready for creativity.

Once the site of the Margolin Gramophone Factory, Stylus has been refurbished and developed, with the 1st, Ground and Lower Ground floors now available, spanning 13,491 Sq Ft of stylish, flexible and inspiring workspace, all while maintaining it's original Victorian façade. The interior boast exposed surfaces, large windows and column-free floors allowing plenty of natural light to flood the building.





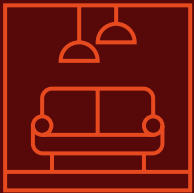
Inspiration at every corner

Much like Shoreditch itself, the design of the Stylus building combines rich history and modern, dynamic commerce in a vibrant and inspiring way. Rebuilt in 2017, the buildings exterior and interior retain the elegant original features while offering tenants a bright, flexible space to work and create. The entire building has openable windows enabling natural light to flood the open-plan, free flowing space.

The bright, creative tone of the building is set as you enter its stylish, artistic reception area. Inspired by the building's historical use, the custom reception desk was locally crafted by the award-winning Mamou-Mani in partnership with the architects at Gpad. The original lift motor has been elegantly repurposed, featuring a floating glass desk surface and a unique gramophone-like sculpture, 3D printed from sustainable organic bioplastic.

This art-inspired design continues throughout the building, where on every floor you will find bright, open spaces for independent workstations, breakout areas and collaborative meeting points. The building also has a unique courtyard on the lower-ground floor featuring an artistic, living green wall.





2 x Fully fitted units



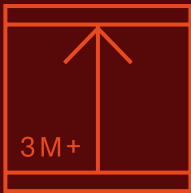
Outdoor space



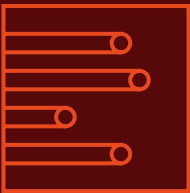
Former gramophone factory



Heating and cooling system



Excellent floor to ceiling height of 3m+



Fibre optic Internet connectivity



Eco-friendly biodiverse roof



Cycle storage for 44 bikes



81 lockers and shower changing area

Two units
available, totalling
13,491 Sq Ft.

Fourth Floor

Let

Third Floor

Let

Second Floor

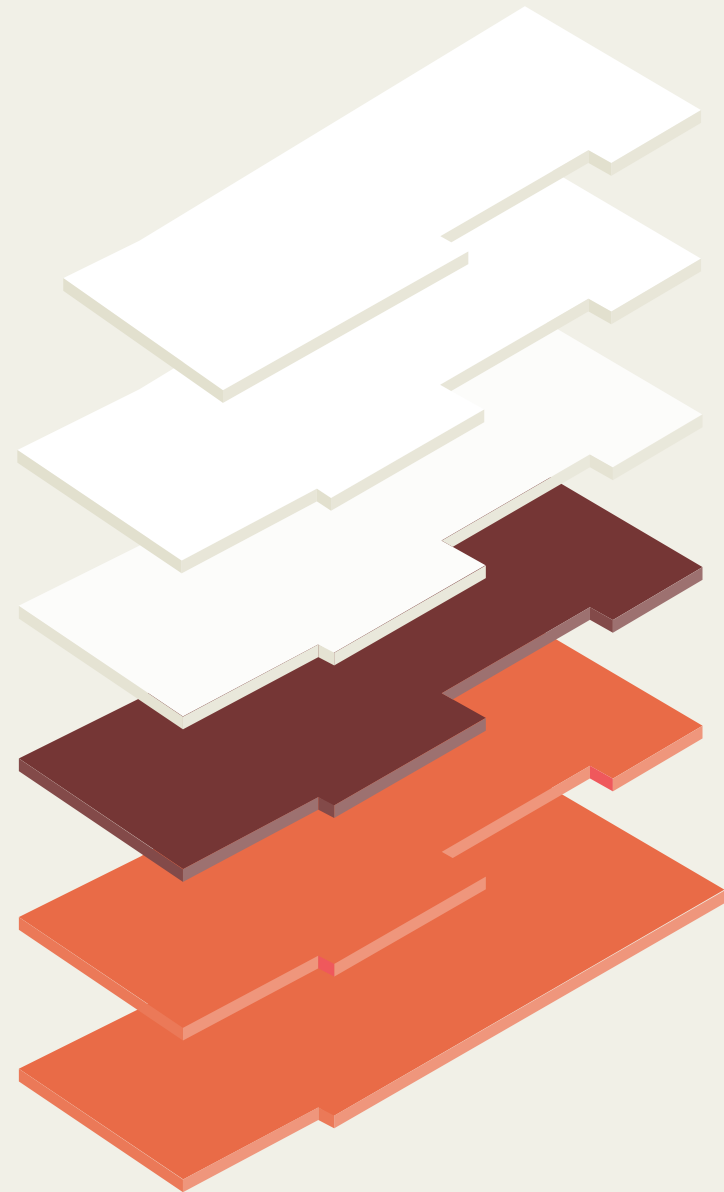
Let

First Floor

5,437 Sq Ft / 505 Sq M

Ground & Lower Ground Floor

8,054 Sq Ft / 748 Sq M



First Floor
5,437 Sq Ft / 505 Sq M

OLD STREET



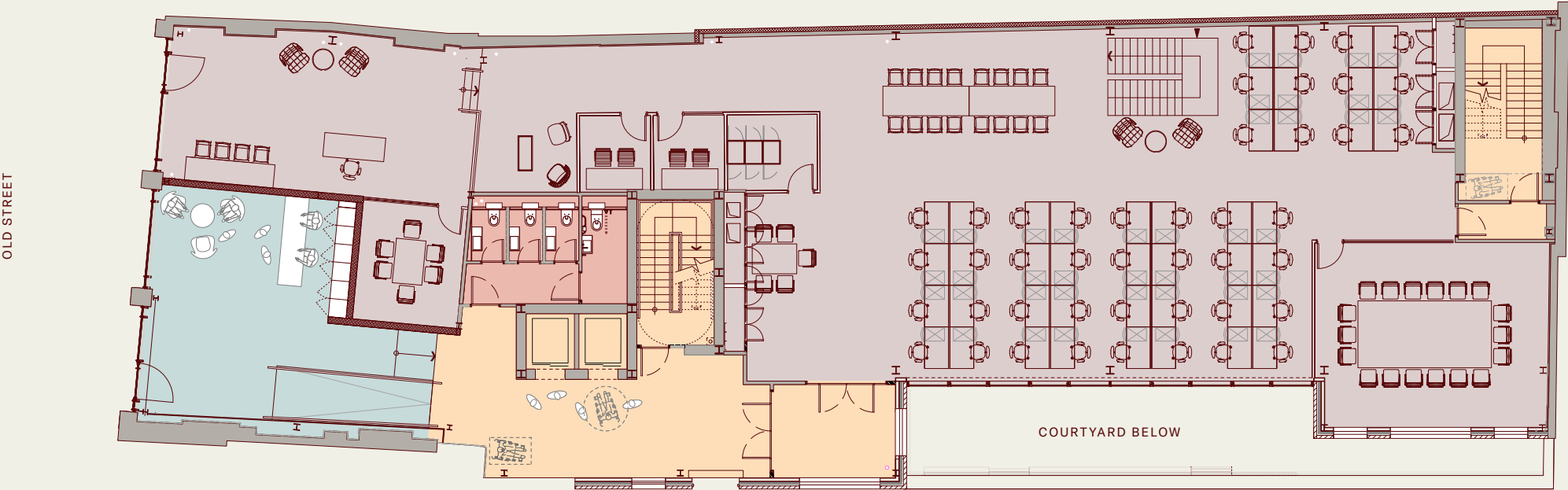
- 1ST FLOOR OFFICE
- LOBBY
- WCS





Ground Floor

4,478 Sq Ft / 416 Sq M



- GROUND FLOOR OFFICE
- RECEPTION
- LOBBY
- WCS

Lower Ground Floor

3,576 Sq Ft / 332 Sq M









Historic roots, modern pulse

1. OLD STREET STATION
2. WHITECROSS MARKET
3. ART'OTEL
4. SHOREDITCH GRIND

Stylus is conveniently located at 116 Old Street, at the epicentre of Old Street. Home to some of London's coolest bars, restaurants and fitness classes, Old Street is now recognised as the creative and tech hub of the city, giving it the nickname 'Sillicone Roundabout'. With many start-ups and established businesses alike making the area home to their headquarters, this vibrant area is an ideal location for businesses looking to reroot, grow and evolve with some of the biggest giants in tech and creativity globally.



Old Street is a dynamic area that offers businesses and their employees a work-life balance all hours of the day. With easy transport links, bike routes and fitness centres close by and showers onsite, there are plenty of opportunities for employees to fit fitness seamlessly into their working day. After-hours, the plethora of bars, restaurant and art galleries provide entertainment and networking opportunities for your entire team. The area is also famed for its pop-up events, industry-leading talks and street art giving life to the streets of Old Stree and Shoreditch at all times of the day.



CLERKENWELL

FARRINGDON

FARRINGDON

HOTELS

- 1 Art'otel
- 2 Nobu Hotel
- 3 Hoxton Hotel

FITNESS

- 4 Barry's Bootcamp
- 5 Gymbox
- 6 Ironmonger Row Baths
- 7 F45 Old Street

COFFEE

- 8 Grind Coffee
- 9 Ozone Coffee
- 10 FWD:Coffee
- 11 Trade Coffee

FOOD & DRINK

- 12 Lillenblum
- 13 Fare
- 14 Noci
- 15 Padella

- 16 Llama Inn
- 17 The Whitecross Tap
- 18 Daffodil Mulligan
- 19 The Artillery Arms
- 20 Tayēr + Elementary
- 21 Pasta Nostra
- 22 Officina 00
- 23 Monohon Ramen
- 24 Manteca
- 25 Gloria Trattoria

MARKET

- Whitecross Street

- 26 Bistro Freddie
- 27 Nightjar

MOORGATE

LIVERPOOL STREET

SPITALFIELDS

SHOREDITCH

SHOREDITCH HIGH ST

5 MINS WALKING

13 MINS WALKING

3 MINS WALK / 2 MINS CYCLING

Old St Station



12 MINS WALK / 3 MINS CYCLING

Moorgate Station



13 MINS WALK / 4 MINS CYCLING

Liverpool St Station



16 MINS WALK / 4 MINS CYCLING

Farringdon Station



- 1. LIVERPOOL STREET STATION
- 2. FARE
- 3. FINSBURY SQUARE
- 4. BARRY'S LONDON

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