

Compton

For Rent  
Stylus  
Old Street EC1

Fully fitted creative workspaces  
within a converted factory

## For Rent

Stylus  
116 Old Street  
Old Street EC1V

### Size

5,437 - 13,491 Ft<sup>2</sup>

### Rent

£57.50 - £70 per sq ft

### Fitout

Fitted

### Description

Once the site of the Margolin Gramaphone Factory, Stylus has been refurbished and developed to offer circa 30,000 Sq Ft across six floors of stylish, flexible and inspiring workspace, all while maintaining it's original Victorian facade. The interior boasts exposed surfaces, large windows and column-free ceilings allowing plenty of natural light to flood the building.

Compton



For Rent

Stylus  
116 Old Street  
Old Street EC1V

*Click to Play*



**For Rent**

Stylus  
116 Old Street  
Old Street EC1V

*1st Floor*

**Size**

5,437 - 13,491 Ft<sup>2</sup>

**Rent**

£57.50 - £70 per sq ft

**Fitout**

Fitted

Compton



For Rent

Stylus  
116 Old Street  
Old Street EC1V

1st Floor



For Rent

Stylus  
116 Old Street  
Old Street EC1V

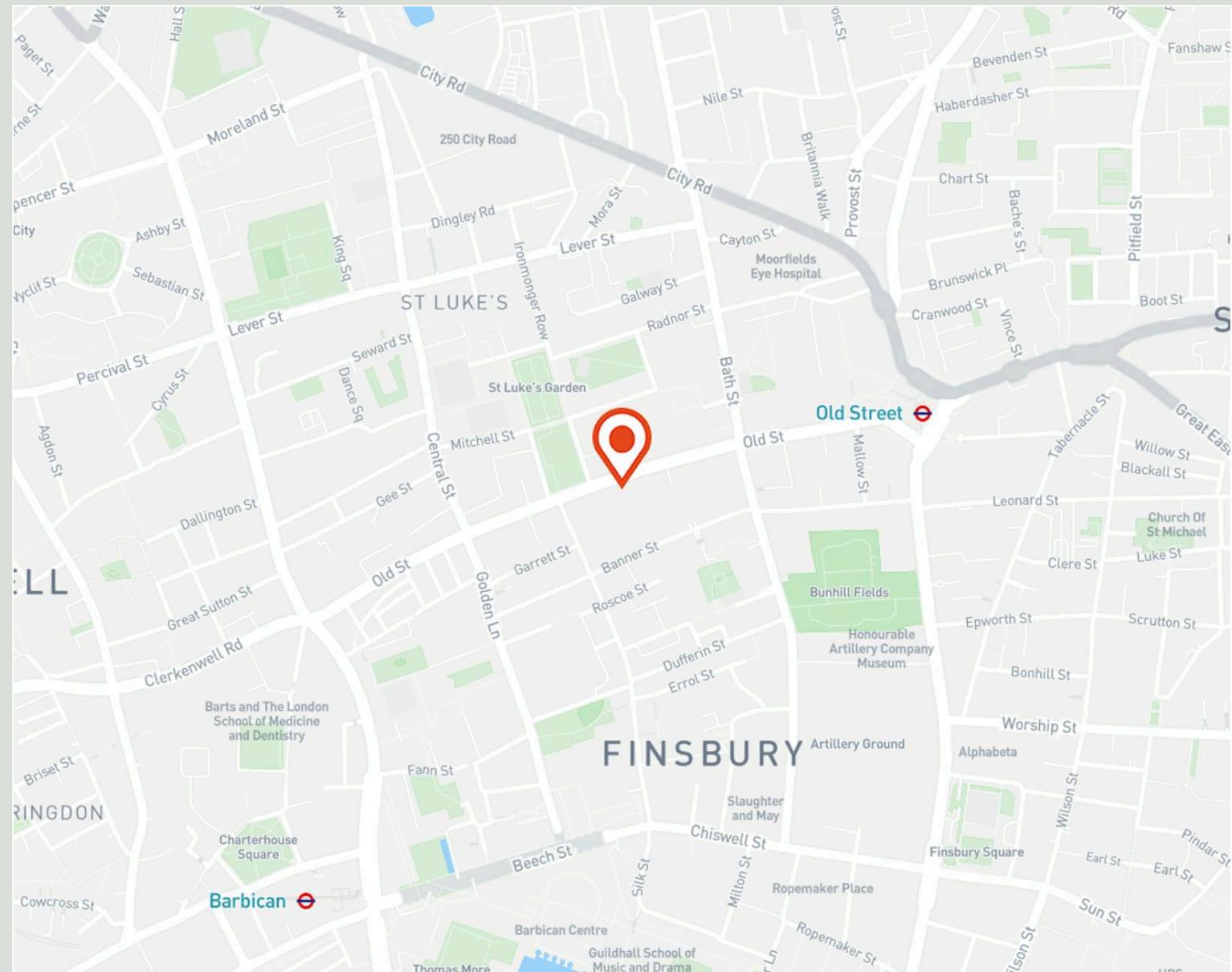
1st Floor



1st Floor



Stylus is conveniently located at 116 Old Street, at the epicentre of Shoreditch. 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.



For Rent

Stylus  
116 Old Street  
Old Street EC1V

1st Floor



For Rent

Stylus  
116 Old Street  
Old Street EC1V

## Amenities

- 3 x fully fitted floors
- Outdoor terrace to LG floor
- Former gramophone factory
- 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

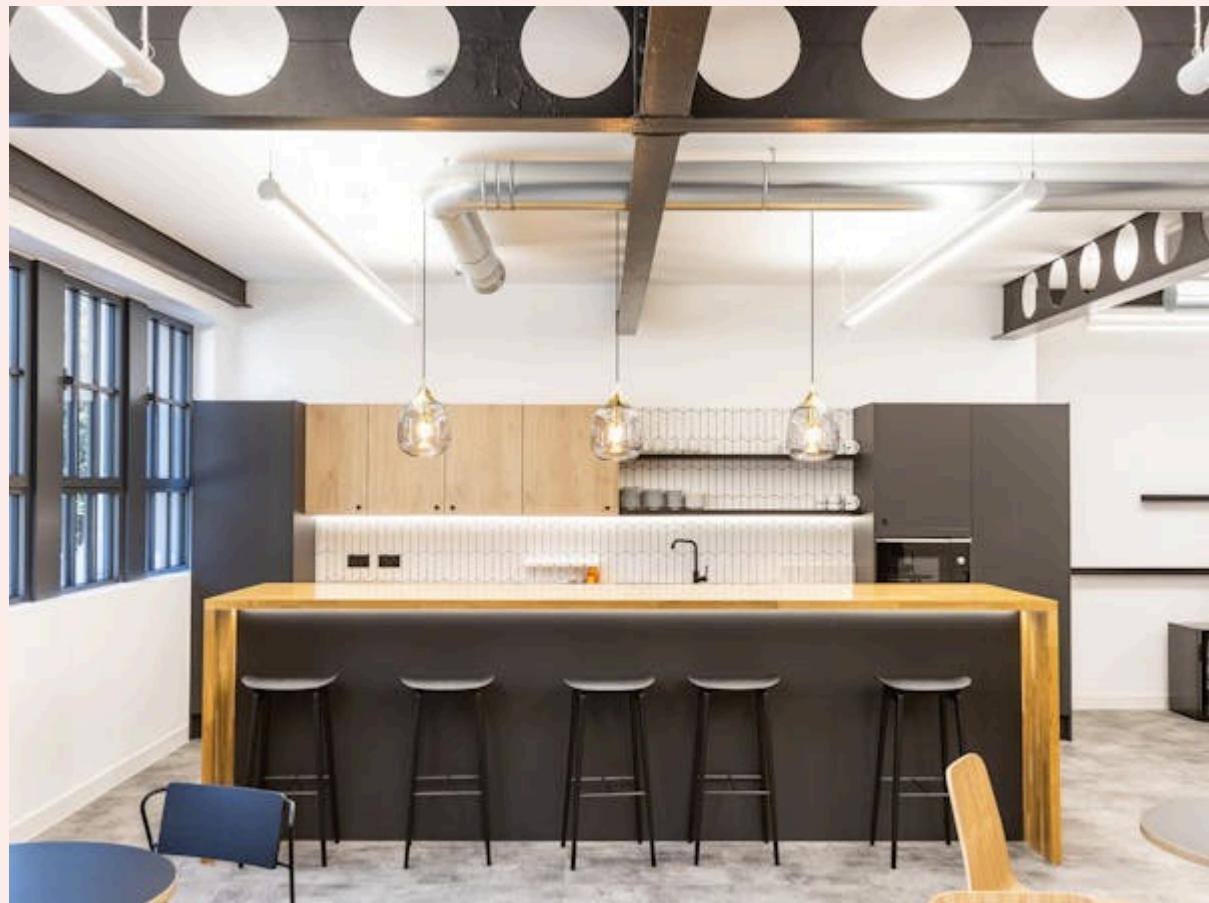
Compton



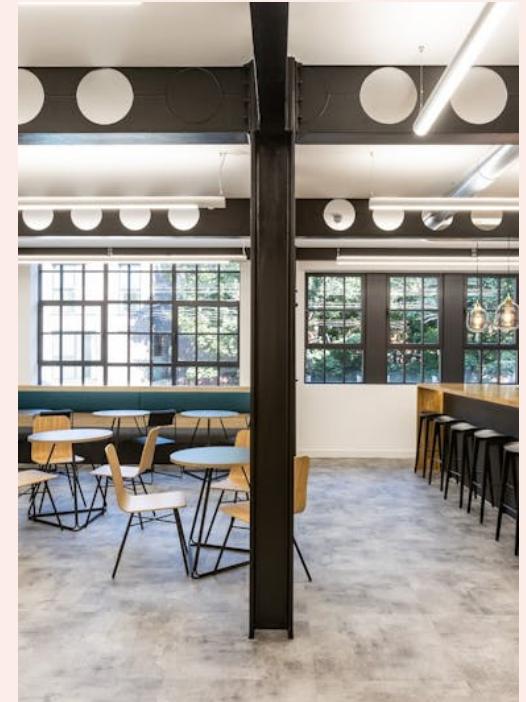
For Rent

Stylus  
116 Old Street  
Old Street EC1V

1st Floor



1st Floor



Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Availability
4th - Fitted & Private Terrace	3,253	-	n/a	n/a	-	Let
3rd - Fitted & Private Terrace	4,506	-	n/a	n/a	-	Let
1st - Fitted	5,437	£70	£20.88	£14.84	£47,899.97	Available
Unit - G & LG Floors Fitted & Private Terrace	8,054	£57.50	£17.96	£16.08	£61,438.60	Available
<b>Total</b>	<b>21,250</b>	<b>£63.75</b>	<b>£19.42</b>	<b>£15.46</b>	<b>£109,338.57</b>	

For Rent

Stylus  
116 Old Street  
Old Street EC1V

Tenure

New Lease

### Compton Concierge

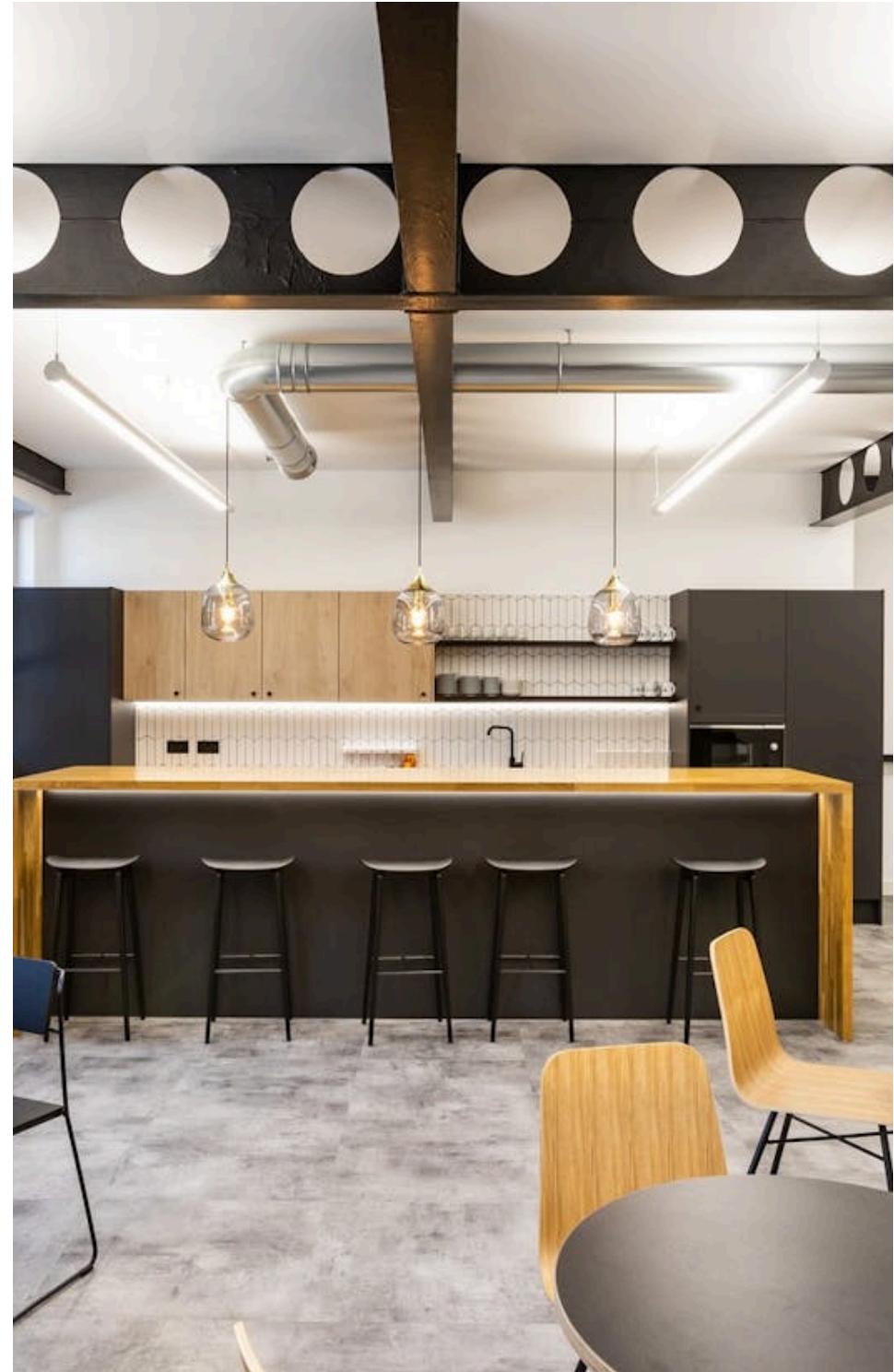
Want your workspace *managed*?

Find out more

[compton.london/concierge](http://compton.london/concierge)

Content

Watch the Film  
(click button)



Compton

**compton.london**

020 7101 2020

enquiries@compton.london

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



**Joshua Miller**  
jm@compton.london  
0207 101 2020 | 07917 725 365



**Jake Kinsler**  
jk@compton.london  
0207 101 2020 | 07928049777



**Dylan Kessel**  
dk@compton.london  
0207 101 2020 | 07734374594